









Welcome to

Headlands, Hayes Road, Penarth

A rarely available, newly fitted apartment with sea views set in approx 45 acres of landscaped gardens and woodlands. The apartment benefits from two parking spaces and onsite facilities include tennis courts, indoor pool, gym, sauna and a 24 hour concierge service.

Communal Entrance

Key fob entry system, communal lift and stair access.

Entrance Hall 26' 5" x 5' (8.05m x 1.52m)

Entered via oak front door, doors to all rooms and storage room, oak flooring, spotlights to ceiling, security entrance phone, electric heater.

Kitchen / Diner / Lounge 36' 5" x 24' 6" (11.10m x 7.47m)

Kitchen

Sigma 3 kitchen installed in 2022 with modern wall and base units with complimenting worktop, larder cupboard, built in 'Neff' dishwasher, John Lewis washer and dryer, built in 'Neff' oven, grill and microwave, 'Elica' induction hob with inbuilt extractor fan, ceramic sink with 'quooker' hot tap, built in 'caple' wine chiller, spot lights.

Living Area

Double glazed floor to ceiling patio doors to balcony, double glazed window to side, 'Sanderson' shutters fitted to doors and windows, three electric heaters, built in shelves, built in display unit.

Master Bedroom

12' 9" x 12' 6" (3.89m x 3.81m)

Two double glazed windows to rear, built in wardrobes, electric heater, spotlights, door to ensuite

Ensuite

Modern three piece suite comprising of built in double width shower, wall hanging WC and wash hand basin with storage, heated towel rail, built in 'airmaster' heater, mirrored storage cupboard.

Bedroom 2

12' 6" x 10' 9" (3.81m x 3.28m)

Two double glazed windows to rear, built in wardrobes, electric heater, spotlights

Bedroom 3

13' 2" x 9' 7" (4.01m x 2.92m)

Large double glazed windows to rear, built in wardrobes, electric heater, spotlights.







Office / Hobby Room

Oak flooring, spotlights to ceiling

Bathroom

Newly fitted three piece suite comprising of a fully tiled shower unit, low level WC, wash hand basin with built in drawers, mirrored storage cupboard, heated towel rail, spotlights, door to Boiler Room

Boiler Room

Water tank and storage







Welcome to

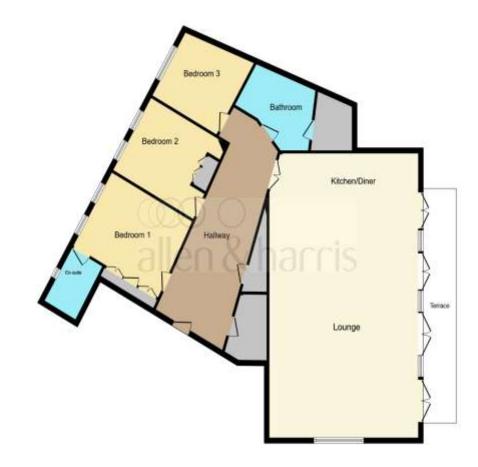
Headlands, Hayes Road, Penarth

- Three bed apartment with sea views
- Floor to ceiling patio doors in Living Room leading to Balcony
- Newly fitted 'Sigma 3' kitchen replete with modern appliances
- Master bedroom with Ensuite
- Two parking spaces

Tenure: Leasehold EPC Rating: E

offers in excess of

£360,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online allenandharris.co.uk/Property/PNR106278

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: PNR106278 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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