



**Headlands, Hayes Road, Penarth, CF64 5QH**

## **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



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## 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.

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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 marks



Property Ref:  
PNR106278 - 0006

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