



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

Welcome to

Headlands Hayes Road, Sully Penarth

A two double bedroom, TWO ENSUITE apartment with SEA VIEWS set in approx 45 acres of landscaped gardens and woodlands. The apartment benefits from off road parking and onsite facilities include tennis courts, indoor pool, gym, sauna and a 24 hour concierge service. NO CHAIN

Entrance Hall

Entered via a solid timber door into an entrance hall with further solid timber doors to living space, two bedrooms and a built-in storage/airing cupboard, electric panel heater and wood flooring, security entrance phone.

Lounge / Diner

19' 2" x 16' 10" (5.84m x 5.13m)

Triple aspect windows providing beautiful panoramic views across lawned gardens to the Bristol Channel and beyond, solid wood flooring, electric panel heater.

Kitchen

11' 4" x 9' 8" (3.45m x 2.95m)

Fitted with a range of floor and wall mounted kitchen units in a cream gloss finish with attractive contrasting marble worktops incorporating a breakfast bar, complemented by matching splashbacks, integrated appliances include an electric oven and hob with cooker hood over, fridge/freezer, microwave and a washing machine. One and a half bowl and drainer sink unit with mixer tap, spotlights.

Bedroom 1

20' 5" max x 13' 3" (6.22m max x 4.04m)

Double glazed window to side, electric panel heater, walk-in wardrobe and door to ensuite.

Ensuite

Panelled bath with mixer tap and shower over, wc with enclosed cistern, wash hand basin set onto a vanity unit with marble top, part tiled walls, tiled floor, spotlights

Bedroom 2

10' 6" x 8' 11" (3.20m x 2.72m)

Double glazed window to side, electric panel heater, walk-in wardrobe and door to ensuite.

Ensuite

Shower cubicle, wc with enclosed cistern, wash hand basin set onto a vanity unit with marble top, part tiled walls, tiled floor, spotlights

Facilities

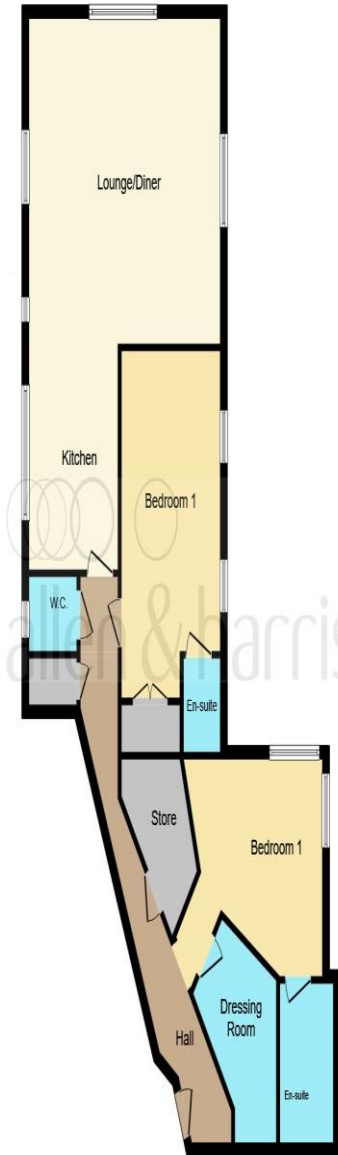
The development comprises 236 private apartments located in approx 45 acres with private gated access to foreshore beach. On site facilities include an indoor swimming pool, gym and sauna with showering and locker room facilities, two tennis courts and extensive gardens with mature woodland and planting. The parking areas are controlled by electric security gates and there is a 24 hour concierge.

Parking

There are two allocated parking space for the apartment accessed via an automated barrier, with further visitor parking located at the front of the development.

Tenure

Leasehold



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.



Welcome to Headlands Hayes Road, Sully Penarth

- BEAUTIFULLY PRESENTED APARTMENT WITH SEA VIEWS
- TWO DOUBLE BEDROOMS, TWO ENSUITE & GUEST WC
- LIFT TO ALL FLOORS, ACCESS TO A BEACH AND BEAUTIFUL LANDSCAPED GARDENS
- RESIDENT GYM, POOL AND LEISURE FACILITIES
-

Tenure: Leasehold EPC Rating: D

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.

directions to this property:

From the M4 J33, take the A4232 signposted to Penarth, continue past the turn off to St. Fagans Museum and then take the next slip road off. At the roundabout take the third exit onto the A4050 sign posted to Barry/Cardiff Airport and proceed over four roundabouts. At the fifth roundabout take the first exit onto the Barry Docks Link Road (A4231), proceed over one roundabout and at the next roundabout (adjacent to the McDonalds) take the 2nd exit onto Sully Moors Road



view this property online allenandharris.co.uk/Property/PNR106050



Property Ref:
PNR106050 - 0008

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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