



**Courtlands, Hayes Road, Sully, PENARTH, CF64 5QG**

## Welcome to

# Courtlands, Hayes Road, Sully, PENARTH

\*\*NO CHAIN\*\* Not one, but two outside spaces in this beautifully appointed, larger styled apartment in a private gated development in Sully. With access to the local beach and resident amenities, the apartment boasts a 33' roof terrace, 31' living space, separate office/work and two parking spaces.

### Entrance Hall

Entered by a wheelchair accessible timber fire door, with light wood flooring and further, fire rated, wooden doors leading to the living space, bedrooms, family bathroom and useful storage cupboard/cloakroom.

### Open Plan Living Space

31' 9" x 18' 3" ( 9.68m x 5.56m )

### Lounge Area

Large double aspect window with bespoke fitted plantation shutters and double doors opening onto large attractive roof terrace. Four smaller double glazed windows. electric panel radiator, feature electric fire. Spotlights, attractive solid wood flooring. Dining area with space for large dining table, ideal for entertaining, and open plan to the kitchen area with utility area off.

### Kitchen Area

Fitted with a range of floor and wall mounted kitchen units in a white gloss finish with attractive contrasting black granite worktops, one and a half bowl and drainer sink unit with mixer tap, spotlights, access to a utility area and upgraded integrated appliances including a 'hide and slide' electric oven, induction hob with 'Smeg' cooker hood, dishwasher and a fridge/freezer.

### Utility Area

High-level double-glazed window to front, space for washing machine and dryer, door leading to a large airing cupboard housing hot water tank and providing further storage space.

### Bedroom 1

12' 10" max x 11' 2" ( 3.91m max x 3.40m )

Double glazed door to side with fitted plantation style shutters leading to the second terrace with

access to the office/work room, electric panel heater, built out triple wardrobe, newly fitted carpet (2023) and door to ensuite.

### Ensuite

Double glazed window to side, double width shower cubicle, wc with enclosed cistern, wall mounted wash hand basin with mixer tap with marble vanity shelf above, mirrored wall cupboard, part tiled walls, tiled floor, electric wall mounted stainless steel heated towel rail, spotlights.

### Office/Work Room

11' 6" x 9' 11" ( 3.51m x 3.02m )

Double glazed window to front with fitted plantation style shutters, electric panel radiator, spotlights, phone and broadband connections. Further double glazed window to side.

### Bedroom 2

11' 10" x 9' 4" ( 3.61m x 2.84m )

Double glazed window to side, electric panel heater, two built out wardrobes, newly fitted carpet (2023).

### Bathroom

Double glazed window to side, panelled bath mirrored side panel, mixer tap and a shower over, wc, with enclosed cistern, wall mounted wash hand basin with mixer tap with marble vanity shelf above, mirrored wall cupboards above. Part tiled walls, tiled floor, heated stainless steel towel rail, spotlights

### Outside

Roof terrace 1 - 33'0 x 20'7 - laid to timber decking with glass balustrade

Roof terrace 2 - double glazed door to office/work room, laid to timber decking with glass balustrade

### Facilities

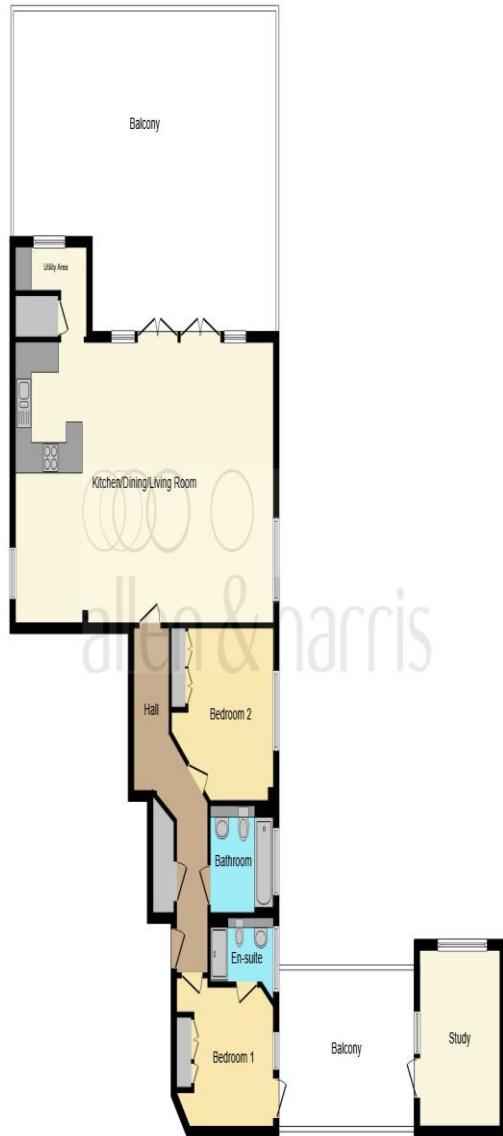
The development comprises 236 private apartments located in approx. 45 acres with private gated access to foreshore beach. On site facilities include an indoor swimming pool, gym and sauna with showering and locker room facilities, two tennis courts, boules court, and extensive gardens with mature woodland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

### 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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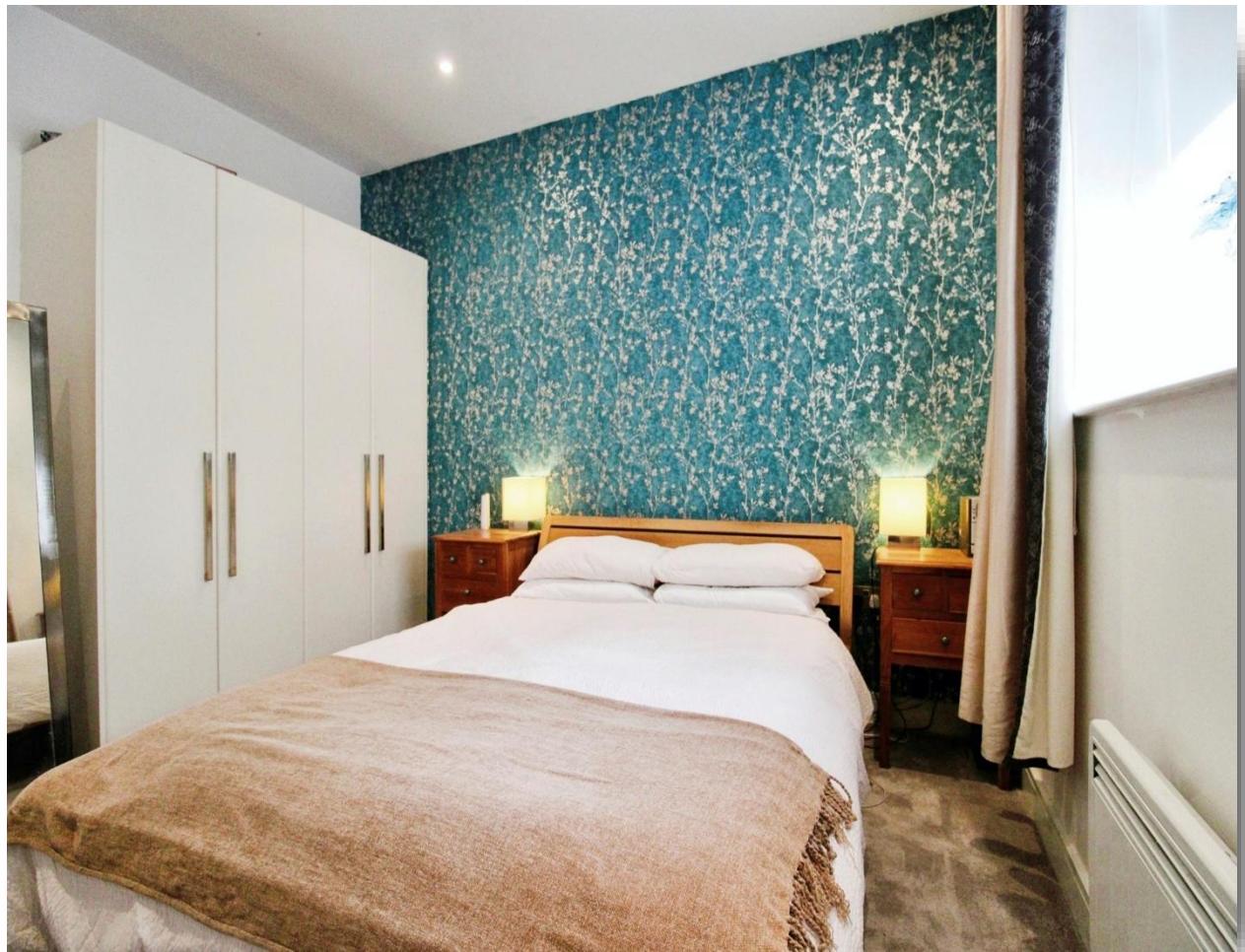
- OFFERED WITH NO CHAIN - A LARGER STYLE TWO BEDROOM APARTMENT WITH LARGE 33' ROOF TERRACE
- CAPACIOUS 31' OPEN PLAN LIVING SPACE, PLUS A SEPARATE ROOM IDEAL FOR AN OFFICE OR OCCASIONAL BEDROOM
- SECOND TERRACE FROM THE MASTER BEDROOM LEADING TO THE SECOND RECEPTION ROOM.
- NICELY APPOINTED KITCHEN WITH MARBLE WORKTOPS, SEVERAL INTEGRATED APPLIANCES & ADJACENT UTILITY AREA.
- TWO PARKING SPACES, LIFT ACCESS, 24 HR CONCIERGE, 45 ACRES OF FORMAL GARDENS AND WOODLAND, GYM, SAUNA, SWIMMING POOL & TENNIS COURTS.

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 5474.54

Ground Rent: 150.00

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.



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PNR106554 - 0013

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