



Courtlands, Hayes Road, Sully, Penarth, CF64 5QG

Welcome to

Courtlands, Hayes Road, Sully Penarth

Offered for sale with NO CHAIN, this spacious one bedroom apartment/bungalow is located in the Hayes Point development. Benefitting from access to residents amenities, secure off-road parking and set in 45 acres of grounds adjacent to the coastline, its priced to sell so call us today for a viewing.

Entrance Hall

Entered via solid timber, wood flooring, built in storage cupboard, spots, airing cupboard housing hot water tank, doors to bedroom, bathroom and living space.

Bedroom 1

10' 11" x 9' 2" (3.33m x 2.79m)

Double glazed window to front, built in wardrobes to one wall, spotlights.

Bathroom

Wall mounted circular wash hand basin with mixer tap over, WC with enclosed cistern, marble shelf with mirrored storage cupboard above, panelled bath with shower and shower screen over, electric towel rail heater, tiled floor, tiled splashbacks, spotlights.

Living Space

20' max into kitchen area x 16' 7" (6.10m max into kitchen area x 5.05m)

Lounge Area

Double glazed window to rear, double glazed door with double glazed full height window to side leading to the rear courtyard, wood flooring (in need of repair), spotlights open plan to the kitchen area.

Kitchen Area

Range of floor and wall mounted kitchen units with gloss fronted doors and black marble work surfaces over, one and a half bowl and drainer sink unit with mixer tap, extractor fan, spotlights, wood flooring, integrated appliances include a fridge/freezer, microwave, washing machine, slimline dishwasher, electric oven and an electric hob with stainless steel cooker hood over.



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



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Courtlands Hayes Road, Sully, Penarth

- This spacious one bedroom apartment/bungalow is available with NO CHAIN
- Ground Floor Apartment
- Set in 45 acres of grounds adjacent to the coastline
- Benefitting from access to residents amenities, secure off-road parking

Tenure: Leasehold EPC Rating: E
Council Tax Band: D Service Charge: 3489.72
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.

£112.500

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 (A4267). At the next roundabout take the 2nd exit onto Hayes Road, continue past the entrance to the Ty Hafan Children's hospital and the entrance to Hayes Point can be found on the right hand side, with a visitor parking area located to the side of the security barrier.

view this property online allenandharris.co.uk/Property/PNR106733



Property Ref:
PNR106733 - 0003

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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