



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

allen & harris

## Welcome to

### Courtlands, Hayes Road, Sully, Penarth

This ground floor apartment is set on a sought after residential development with direct access to Sully beach. With its very attractive landscaped grounds and wide range of leisure facilities this apartment is an ideal purchase for first time buyers or downsizers alike.

#### **Entrance**

Entered via a solid timber door to kitchen/dining area

#### **Kitchen / Diner**

High level double glazed window to front, double glazed window to side, one and a half bowl and drainer sink unit with mixer tap over, integrated washing machine, dishwasher, 4-ring hob and oven, space for fridge-freezer, tiled floor, spotlights, open-plan to lounge and door to rear lobby.

#### **Lounge**

Double glazed window to side, spotlights and solid wood flooring

#### **Rear Lobby**

Doors to bathroom and bedroom, built in storage/airing cupboard housing hot water cylinder and storage space, solid wood flooring.

#### **Bedroom**

Double glazed window to front and electric radiator.

#### **Bathroom**

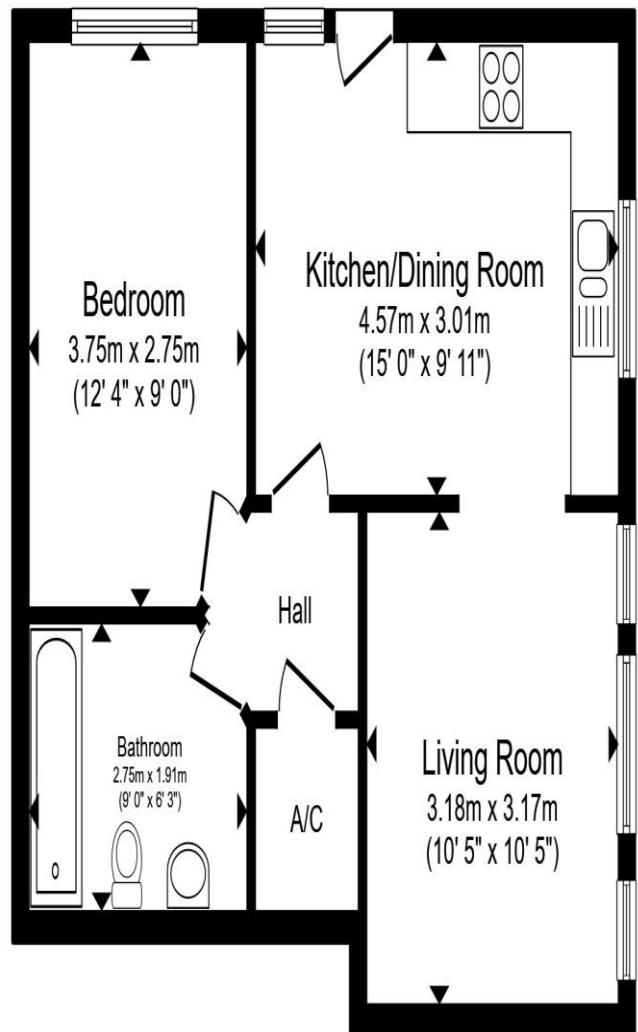
Walk-in disabled bath, wall mounted circular wash hand basin with mixer tap over and marble vanity shelf, WC with enclosed cistern, part tiled walls, tiled floor, spotlights, electric wall mounted stainless steel heated towel rail.

#### **Gardens**

Communal garden with a paved a paved covered area adjacent to the property, ideal for use as a storage area.

#### **Parking**

Allocated parking space



Total floor area 44.7 m<sup>2</sup> (481 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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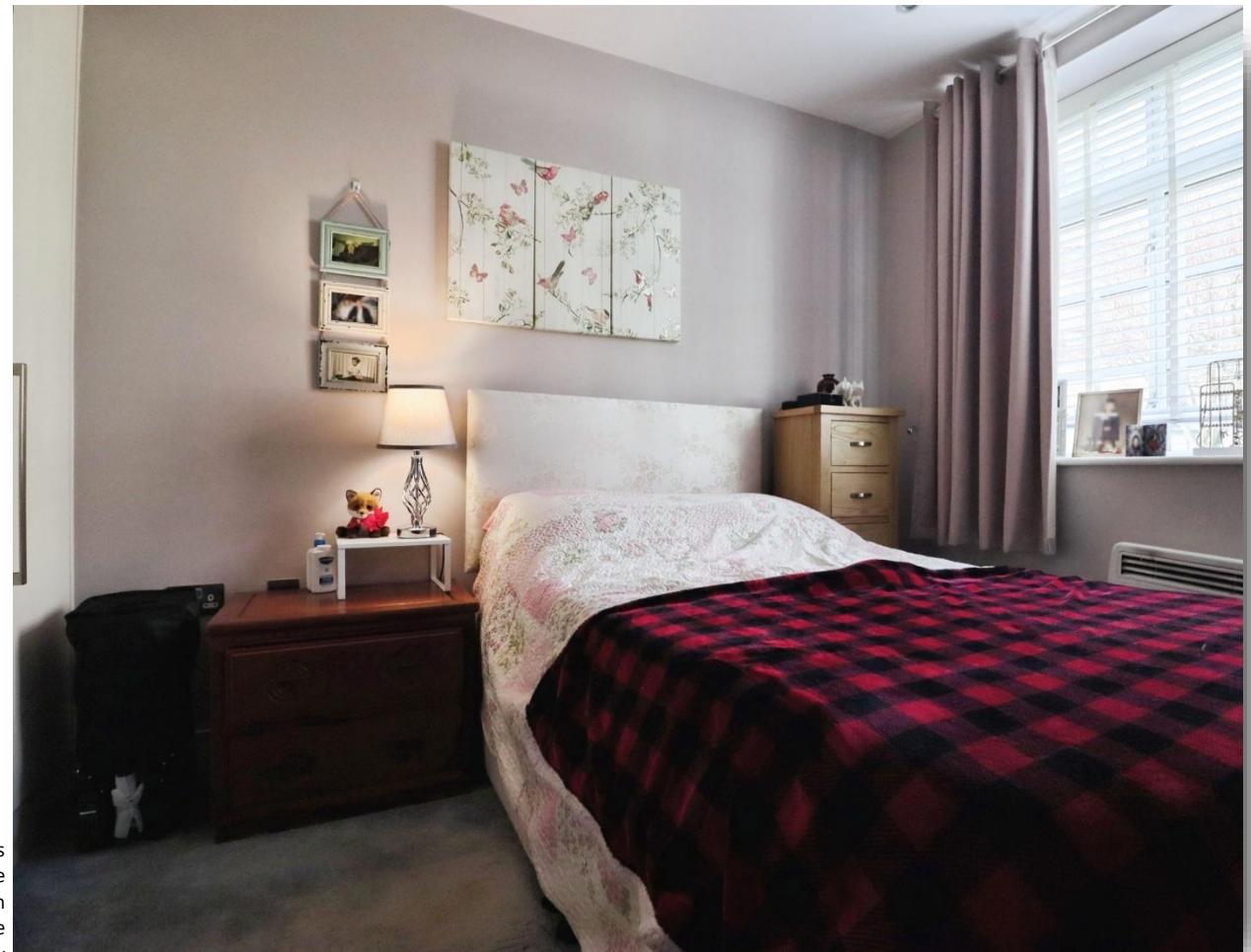
- A lovely ground floor apartment with adjacent communal gardens
- Open plan lounge/kitchen with integrated appliances
- Set in 45 acres of landscape gardens and woodland just minutes from Sully beach
- Access to leisure facilities including: GYM, SAUNA, SWIMMING POOL, TENNIS COURT, BOULES COURT
- Ideal for first time buyers or downsizers.

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: £3420

Ground Rent: £150

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 (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/PNR106917](http://allenandharris.co.uk/Property/PNR106917)

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.



Property Ref:  
PNR106917 - 0002



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