



**The Hayes, Cardiff CF10 1AQ**

**welcome to**

## **The Hayes, Cardiff**

An open plan Penthouse apartment, set within the popular Hayes apartments, the largest style in the development. The property offers a very pleasant, light and vibrant accommodation. Panoramic views over Cardiff and surrounding. The property has no chain & viewing is highly recommended!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Communal Hall

Enter via the Hayes into very pleasant communal entrance hall lift access to communal garden, leading to access to lift to Apt 47.

## Entrance Hall

17' 9" max x 11' 6" max ( 5.41m max x 3.51m max )  
Wood effect flooring, electric wall heater, cloaks cupboard, utility cupboard with washer dryer and Nu Air circulation system , door to bedroom one and two, stairs to first floor.

## Bedroom Two

11' 3" max x 13' 2" max ( 3.43m max x 4.01m max )  
Two tilted and fitted windows overlooking the beautiful view of Cardiff with a Juliet balcony, fitted wardrobes and electric wall heater and carpet.

## Bedroom One

19' 9" max x 14' 7" max ( 6.02m max x 4.45m max )  
Fitted wardrobe, two french doors front and side, tilted window with Juliet balcony. Wood effect flooring and electric wall heater , door to ensuite.

## En-Suite

7' 3" max x 3' 7" max ( 2.21m max x 1.09m max )  
Double shower with rainfall shower head, inset lights, extractor fan, fully tiled, tilt and turn window with obscured glass and Juliet Balcony. Heated towel rail, wash basin, wc, shelf with a mirrored wall.

## Upstairs Landing

Stairs up to the landing leading to Bathroom, open plan living room and kitchen, intercom system.

## Upstairs Bathroom

7' 3" max x 5' 3" max ( 2.21m max x 1.60m max )  
Paneled bath, rainfall shower, central tap, wash basin, wc, shelf with mirrored wall, fully tiled and extractor fan, heated towel rail.

## Lounge / Dining Room & Kitchen

28' 9" max x 11' 9" max ( 8.76m max x 3.58m max )  
Four double glazed windows on to balcony with infinity glass with outstanding views over Cardiff and surrounding's. Two windows to side, wood effect flooring, television point as well as telephone point. Electric underfloor heating, two window seats.

## Kitchen

Fitted with wall and base units, integral fridge freezer & dishwasher, electric hob with extractor fan, microwave. Sink and drainer, stone work top and inset lights.

## Additional Information

This property has a sprinkler system, main operated smoke alarms and a EWS1 certificate



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## The Hayes, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superb Penthouse city living apartment
- Two double bedrooms, one ensuite

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3812.84

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 02 Dec 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107193 - 0047

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 **allen & harris**



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