



**Hayes Apartments The Hayes, Cardiff CF10 1EF**

**welcome to**

**Hayes Apartments The Hayes, Cardiff**

This very attractive upper floor apartment set in the very desirable complex of The Hayes offering a great accommodation with open plan living room with pleasant aspect over The Hayes gardens, modern fitted kitchen with integral appliances, double bedroom and fully fitted bathroom. NO CHAIN!



### **Communal Entrance Hall**

Entered via intercom and fob into a foyer with access to lift, through to the third floor into another fob exit door onto the gardens leading to the communal entrance to 296 The Hayes and path leading to bike racks. Intercom system into internal communal hall way, stairs to all floors, door leading to lift.

### **Entrance Hall**

Wooden flooring, intercom, door utility cupboard with washing machine, living room and kitchen.

### **Lounge/Kitchen/Diner**

21' x 10' 3" ( 6.40m x 3.12m )

Wooden flooring, double glazed French doors into Juliet balcony over looking St David's shopping centre and communal gardens, TV point, built in recess with fitted unit, fitted kitchen with integrated appliances to includes washing machine, dishwasher, fridge, quartz work top, induction hob, sink, stainless splash back, oven, extractor hood and wall and base unit.

### **Bedroom One**

12' 7" x 8' 3" ( 3.84m x 2.51m )

Double glazed window to rear overlooking the gardens, radiator, TV and telephone point, built in wardrobe.

### **Bathroom**

7' 3" x 5' 4" ( 2.21m x 1.63m )

Three piece suite bathroom, paneled bath with mixer tap and rainfall shower, WC, vanity unit, mirrored unit, fitted shelving and fully tiled.



***view this property online*** [allenandharris.co.uk/Property/CRP107478](http://allenandharris.co.uk/Property/CRP107478)



welcome to

Awaiting Photograph

## Hayes Apartments The Hayes, Cardiff

- Attractive one bedroom upper floor apartment
- Spacious open plan living room & kitchen with attractive views
- Excellent size double bedroom
- Brilliant condition, NO CHAIN !
- Communal Gardens, 434.5 Sq ft

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP107478](https://allenandharris.co.uk/Property/CRP107478)



Property Ref:  
CRP107478 - 0015

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



**[allenandharris.co.uk](https://allenandharris.co.uk)**