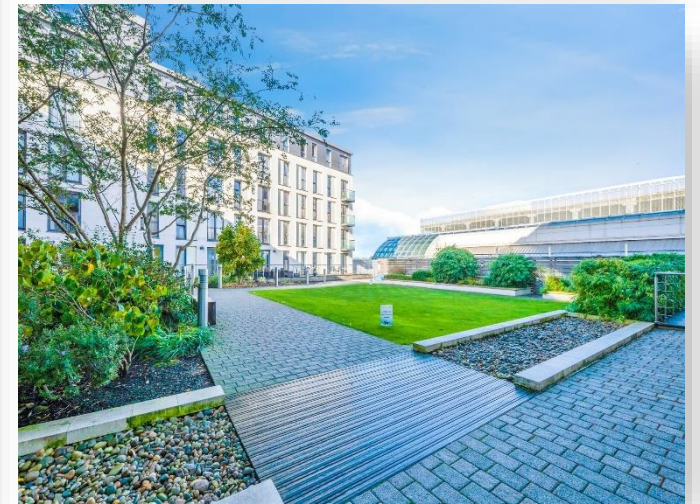




Hayes Apartments The Hayes, Cardiff CF10 1BL

welcome to

Hayes Apartments The Hayes, Cardiff

A bright and stylish one-bedroom apartment on the sixth floor, ideally located in the heart of Cardiff near shops, cafés, parks, and Cardiff Castle. Features include an open-plan living/dining area, contemporary fitted kitchen with integrated appliances, stylish bathroom and excellent storage.



Lounge

19' 1" Max x 11' 1" Max (5.82m Max x 3.38m Max)

The space features elegant laminate flooring and includes a set of floor-to-ceiling double-glazed double doors, complemented by an additional single door that opens onto a Juliet balcony. It is fully equipped with TV, internet, phone, and electrical connection points, while contemporary ceiling spotlights provide a sleek and well-lit atmosphere.

Kitchen

8' 2" Max x 6' 3" Max (2.49m Max x 1.91m Max)

The kitchen is fitted with stylish wall and base units, complemented by an integrated oven and fridge freezer. A sleek stainless steel sink adds a modern touch, while multiple electric points ensure convenience. The space is enhanced by a floor-to-ceiling double-glazed window, allowing for plenty of natural light, and finished with contemporary spotlights and durable laminate flooring.

Bedroom

11' 1" Max x 10' 2" Max (3.38m Max x 3.10m Max)

The room is fully carpeted, featuring a built-in mirrored wardrobe for added functionality and style. Natural light enters through a door window, and the space is equipped with TV, internet, and electrical connection points for contemporary convenience.



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- Contemporary fitted kitchen with integral appliances
- Under floor heating (energy efficient)
- Spacious open plan living room and kitchen with double-glazed French doors.
- Walnut laminated flooring throughout the living room and kitchen
- Tailor made white blinds included.

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107892 - 0012

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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029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk