

# 205 Headlands

Hayes Point, Hayes Road, Sully, Vale of Glamorgan, CF64 5QH



A very well presented and spacious two bedroom second floor flat with impressive southerly views over the communal gardens and across the Bristol Channel located in the Hayes Point development. Comprises an entrance hall with two built-in cupboards, living / dining room open to the kitchen, two double bedrooms and two bathrooms. On site, owners benefit from a 24 hour concierge and use of communal facilities including the grounds, tennis courts, Petanque terrain, gym, swimming pool and direct access onto the Wales Coastal Path and beach. Two allocated parking spaces. No onward chain. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor

**£165,000**

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## **Accommodation**

### **Entrance Hall**

Oak flooring, skirtings, architraves and doors. Two built-in cupboards, one housing the hot water cylinder. Wall mounted electric heater. Power points. Recessed lights. Doors to the living room, bathroom and both bedrooms.

### **Living / Dining / Kitchen** 19' 3" to corner x 19' 4" (5.86m to corner x 5.9m)

An open plan space with large aluminium double glazed windows overlooking the garden and Bristol Channel. Oak flooring throughout, continued from the entrance hall. Two wall mounted electric heaters. Recessed lights. Power points and TV point. Fitted kitchen comprising wall units and base units with white gloss doors and black granite work surfaces. Integrated Smeg appliances including an electric oven, four zone electric hob, extractor hood, microwave, fridge freezer, dishwasher and washing machine. Wine cooler. One and a half bowl stainless steel countersunk sink with drainer.

### **Bedroom 1** 16' 3" x 9' 7" (4.96m x 2.92m)

Double bedroom with extensive fitted wardrobes and en-suite shower room. Fitted carpet. High level aluminium double glazed window to the front. Wall mounted electric heater. Power points and TV point. Recessed lights. Door to the en-suite.

### **En-Suite** 8' 10" maximum x 4' 11" (2.69m maximum x 1.49m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Marble work surface / shelf. Fitted wall cabinets with mirrored doors. Heated towel rail. Shaver point. Recessed lights. Extractor fan.

### **Bedroom 2** 11' 8" x 9' 5" (3.55m x 2.86m)

The second double bedroom, once again with a high level aluminium double glazed window and fitted wardrobes. Fitted carpet. Wall mounted electric heater. Power points. Recessed lights

### **Bathroom** 6' 7" maximum x 8' 0" (2m maximum x 2.45m)

Matching to the en-suite, this bathroom also has a tiled floor, part tiled walls and a marble work surface / shelf. Suite comprising a panelled bath with mixer shower, WC and wash hand basin. Fitted wall cabinet with mirrored doors. Recessed lights. Extractor fan. Heated towel rail.

## **Communal Facilities**

The development comprises 236 private apartments located in 38 acres with private gated access to foreshore beach. On site facilities include an indoor swimming pool, gym and sauna with showering and locker room facilities, tennis court, petanque terrain and extensive gardens with mature woodland and planting. The parking areas are controlled by electric security gates and there is a 24 hour concierge.

## **Parking**

205 Headlands has two parking spaces within the main car park.

## **Additional Information**

### **Tenure**

We are informed by the vendors that the property is Leasehold (CYM594075), with 999 years to run from 1st January 2005 (980 remaining).

### **Council Tax**

The Council Tax for this property is F, which equates to a charge of £2,817.63 for the year 2024/25.

### **Service Charge**

We have been informed by the vendors that the service charge is currently £4043.02 per annum. This includes water rates and buildings insurance as well as the 24 hour concierge, communal grounds and parking areas, gym, tennis courts and indoor swimming pool.

### Ground Rent

We have been informed by the vendors that the ground rent is fixed at £250 per annum.

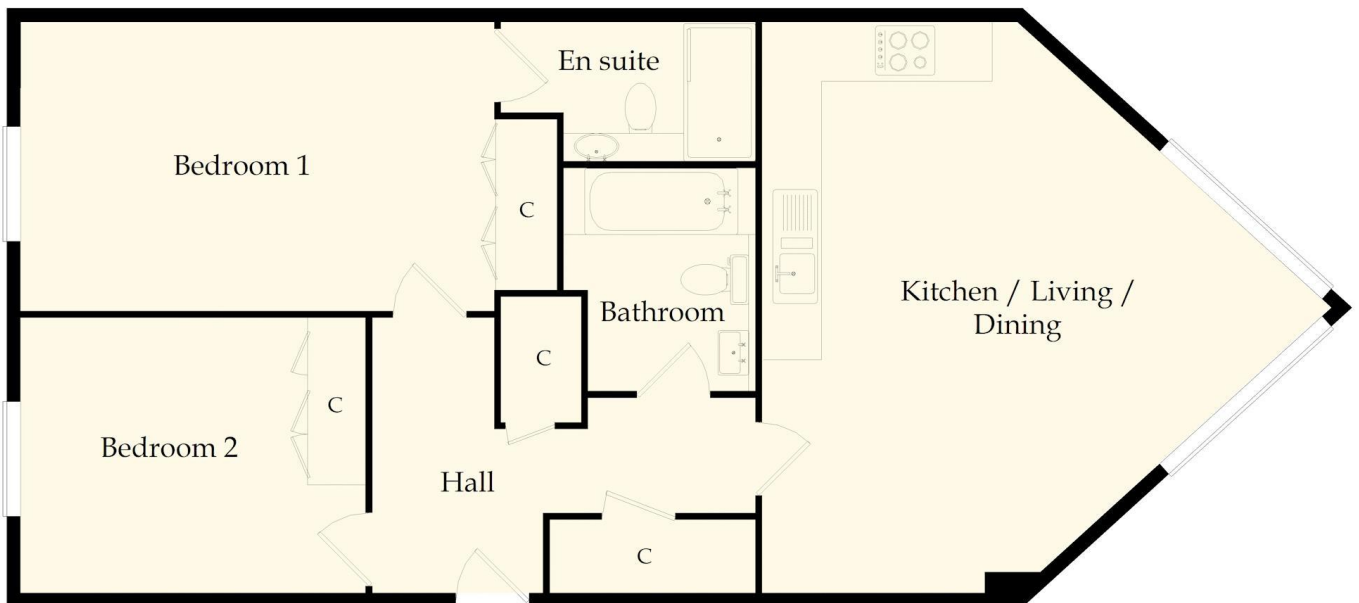
### Approximate Gross Internal Area

779 sq ft / 72 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



This drawing is for illustrative purposes only (not to scale)

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