

214 Woodlands, Hayes Point

Sully, Vale of Glamorgan, CF64 5QF



A spacious second floor two double bedroom flat located in this popular, gated development with concierge service, set in 38 acres of grounds and with a number of communal facilities and access to the Wales Coastal Path. The property itself comprises a hall with built-in storage, the open plan living and dining space with south facing windows, a modern kitchen, the two bedrooms and two well-equipped bathrooms including an en-suite to the master bedroom. Sold with no onward chain and in good order throughout. The property further benefits from two allocated parking spaces on site and the communal facilities include a gym and swimming pool. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£165,000

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Accommodation

Hall

Wood flooring. Built-in cupboard. Wall mounted electric heater. Wooden front door with windows to both sides.

Living Room 15' 11" x 10' 10" (4.84m x 3.29m)

A pleasant room open plan to the dining area and with two aluminium double glazed windows with a southerly aspect that bring in plenty of natural light - both with fitted Venetian blinds. Wood flooring. Power points and TV point. Wall mounted electric heater. Recessed LED lights.

Dining Area 9' 0" x 10' 10" (2.75m x 3.29m)

Open from the living room and giving access to the kitchen, this space has a continuation of the wood flooring and another aluminium double glazed window with southerly aspect. Power points and TV point. Wall mounted electric heater. Recessed LED lighting.

Kitchen 7' 11" x 6' 7" (2.41m x 2m)

Tiled floor. Fitted kitchen comprising wall units and base units with white gloss doors and black granite work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, fridge freezer, washing machine, dishwasher and microwave. One and a half bowl stainless steel sink with drainer. Recessed lights and extractor fan. Power points.

Bedroom 1 15' 7" x 9' 3" (4.76m x 2.81m)

Large double bedroom with two aluminium double glazed windows to the front with woodland views and fitted Venetian blinds. Fitted carpet. Fitted wardrobes. Wall mounted electric heater. Recessed LED lights. Power points and TV point. Door to the en-suite.

En-Suite

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and sink. Heated towel rail. Fitted cabinet with mirrored doors. Shaver point. Recessed LED lights and extractor fan.

Bedroom 2 9' 3" x 9' 4" (2.81m x 2.84m)

The second double bedroom with double glazed aluminium window to the front that gives lovely woodland views. Fitted wardrobes. Fitted carpet. Wall mounted electric heater. Power points and TV point. Recessed LED lights.

Bathroom 7' 11" x 6' 5" (2.42m x 1.96m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower, WC and sink. Heated towel rail. Fitted cabinet with mirrored doors. Shaver point. Recessed LED lights and extractor fan.

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.

Car Parking

214 Woodlands has two parking spaces within the main car park.

Additional Information

Tenure

The property is held on a leasehold basis (CYM37370) with 999 years to run from 1st January 2005 (979 remaining).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,384.15 for the year 2024/25.

Service Charge and Ground Rent

We have been informed by the seller that the service charge is currently £4200 per year, and there is a £150 per year ground rent.

Approximate Gross Internal Area

756 sq ft / 70.2 sq m.

Utilities

The property is connected to mains electricity, water and sewerage services.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











