



117 Headlands Hayes Point  
Penarth, Vale of Glamorgan, CF64 5QH

Watts  
& Morgan



# 117 Headlands Hayes Point

Sully, Penarth, Vale of Glamorgan, CF64 5QH

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**£229,950 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Watts & Morgan are delighted to market this spacious two double bedroom first floor apartment.

Located within an exclusive development, the property enjoys spectacular, elevated sea views. Conveniently located for Penarth Town Centre, Cardiff City Centre and the M4 motorway. The apartment benefits from a 24hr concierge service, swimming pool, sauna, gym, tennis court, and a private gate providing direct access onto the beach/coastal path. Accommodation comprises; entrance hall, an impressive open plan Kitchen/dining/living room, a principal bedroom with an en-suite shower room, a second sizeable double bedroom and a bathroom. Communal gardens and two allocated parking spaces.

EPC Rating; 'C'.



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## Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 (J33) – 9.3 miles

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Your local office: Penarth

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## Summary of Accommodation

### ACCOMODATION

Communal entrance - The property is accessed via a fob which enjoys stairs and a lift to all floors. Apartment 117 is located on the first floor.

Entered via a solid hardwood fire safety door into the welcoming entrance hall benefiting from oak flooring, a video/audio door intercom system and a large built-in storage cupboard housing the hot water cylinder.

The sizeable Kitchen/living/dining room benefits from oak flooring, recessed spotlights and a uPVC corner window providing panoramic views across the communal gardens and the Bristol channel.

The kitchen has been comprehensively fitted with a range of wall and base high gloss units with granite work surfaces and upstands. Integral appliances to remain include; 'Hotpoint' electric oven with 4-ring 'Smeg' hob and extractor fan above, 'Smeg' dishwasher, 'Smeg' fridge freezer, washer/dryer and a 'Candy' wine fridge. The kitchen further benefits from recessed spotlights and under-counter lighting.

Bedroom one is a sizeable double bedroom featuring carpeted flooring, fitted wardrobes, recessed spotlights and a corner uPVC window benefiting providing elevated views across the communal grounds and sea beyond. The en-suite shower room has been fitted with a 3-piece white suite comprising built-in low level dual flush WC, wall mounted sink and large glass shower cubicle with thermostatic shower. The en-suite further benefits from tiled flooring, partially tiled walls and a wall mounted chrome towel radiator.

Bedroom two is a further generous double bedroom benefiting from carpeted flooring, fitted wardrobes and a uPVC window to the rear elevation enjoying extensive views towards to the sea.

The bathroom has been fitted with a 3-piece white suite comprising; a mirror panelled bath with a thermostatic shower over, dual flush WC and wall mounted sink set within a vanity unit. Further benefits from ceramic tiled floor and walls and chrome wall mounted towel radiator.

### GARDENS & GROUNDS

117 Headlands benefits from approximately 45 acres of communal gardens with superb elevated sea views, a 24 hour concierge service, on-site leisure facilities including; swimming pool, sauna, gym and a tennis court. The property also offers two allocated parking spaces with additional visitor car parking available.

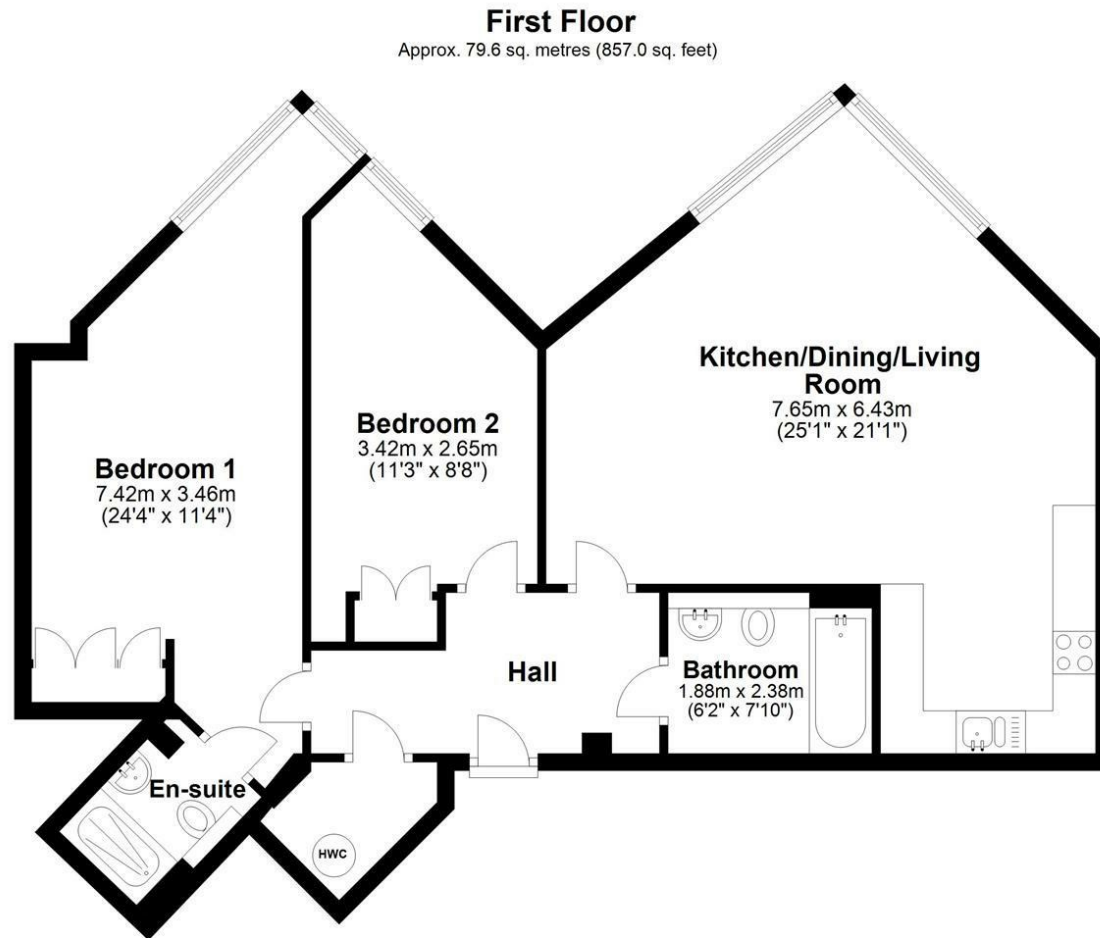


## ADDITIONAL INFORMATION

Leasehold – 999 years from 1st January 2005 (approximately 981 years remaining).

We have been reliably informed that the service charge is approximately £4383pa which includes building insurance and water rates.

We have been reliably informed that the ground rent is approximately £250pa.



Total area: approx. 79.6 sq. metres (857.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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