



126 Woodlands, Hayes Road  
Penarth, CF64 5QE

Watts  
& Morgan

# 126 Woodlands Hayes Road

Sully, Penarth CF64 5QE

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**£199,950 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented, two bedroom first floor apartment located in an exclusive development. Conveniently located to Penarth town centre, Cardiff city centre and the M4 Motorway. The accommodation briefly comprises; entrance hall, spectacular open plan kitchen/dining/living room with large sliding doors, two double bedrooms fitted with wardrobes one of which with an ensuite, family bathroom. Externally the property benefits from a private balcony, two allocated parking spaces with additional visitor parking available, 45 acres of beautifully maintained communal gardens, 24-hour concierge service, swimming pool, sauna, gym and tennis courts. EPC rating 'E'.

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## Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

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Your local office: Penarth

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## Summary of Accommodation

### ACCOMMODATION

A communal entrance is accessed via a fob with stairs and a lift to all floors. Apartment 126 is located on the first floor.

Entered via a solid wooden door into a welcoming hallway enjoying solid oak flooring, a wall mounted intercom entry system, a recessed storage cupboard housing the hot water cylinder and recessed ceiling spotlights.

The spectacular open plan kitchen/dining/living room is the focal point of the home and enjoys continuation of solid oak flooring, recessed ceiling spotlights, a uPVC double glazed window to the side elevation and feature floor to ceiling uPVC double glazed sliding doors with a Juliette balcony. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral 'Smeg' appliances to remain include, a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over, a microwave, a washing machine and a dishwasher. The kitchen further benefits from matching granite upstands, feature glass splashbacks, an extractor fan and a stainless steel bowl and a half sink with mixer tap over.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights, a uPVC double glazed window and a uPVC double glazed door providing access to the balcony. The ensuite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The ensuite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the front elevation.

Bedroom two is another double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights, a uPVC double glazed window and a uPVC double glazed door providing further access to the balcony.

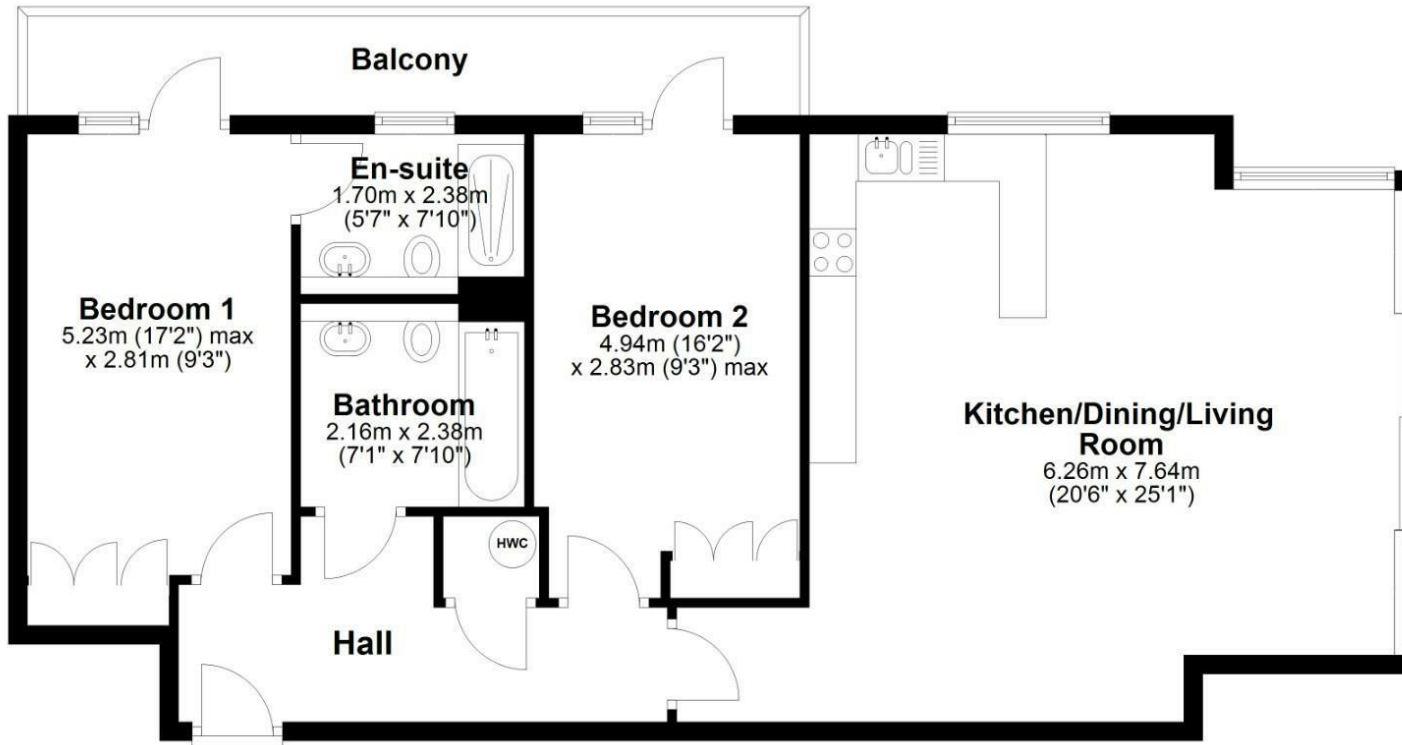
The family bathroom has been fitted with a 3-piece white suite comprising; a mirror panelled bath with a thermostatic shower over, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, an extractor fan, a wall mounted chrome towel radiator and recessed ceiling spotlights.

### GARDENS & GROUNDS

126 Woodlands benefits from a balcony with a glass balustrade providing ample space for outdoor entertaining and dining. The property further benefits from two allocated parking spaces with additional visitor parking available, 45 acres of communal gardens, a 24-hour concierge service, on-site leisure facilities including swimming pool, sauna, gym and tennis courts.

## First Floor

Approx. 86.7 sq. metres (932.7 sq. feet)



Total area: approx. 86.7 sq. metres (932.7 sq. feet)

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

### ADDITIONAL INFORMATION

Leasehold - 999 years from 1st January 2005 (approx. 980 years remaining)

We have been reliably informed that the service charge is approximately £4360 per annum which includes building insurance and water rates.

We have been reliably informed that the ground rent is approximately £150 per annum.

Council Tax band 'E'.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	84
(69-80) <b>C</b>			
(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			
England & Wales		EU Directive 2002/91/EC	



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