



Apartment 106 Courtlands
Sully, Vale of Glamorgan, CF64 5QG

Watts
& Morgan



Apartment 106 Courtlands

Hayes Road, Sully, Vale of Glamorgan,
CF64 5QG

£315,000 Leasehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious and versatile, first floor two bedroom apartment located within an exclusive development. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The apartment briefly comprises; entrance hall, large open-plan kitchen/dining/living room with French doors providing access to a large private terrace overlooking grounds and the cricket pitch, two spacious double bedrooms; one with an en-suite and a separate family bathroom. The property also benefits from a second private terrace leading to a versatile study/workroom. Externally the property benefits from 45 acres of communal gardens, 24-hour concierge service, swimming pool, sauna, gym and tennis courts and two allocated parking spaces with additional visitor parking spaces available. EPC rating; 'TBC'.

Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway (J33) – 9.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMMODATION

A secure communal entrance with a lift and stairs to all floors. Apartment 106 Courtlands is located on the first floor.

Entered via a solid wooden door into a welcoming hallway enjoying solid wood flooring, a wall-mounted audio/visual intercom system, a recessed storage cupboard and recessed ceiling spotlights.

The open-plan kitchen/dining/living room is the focal point of the home and enjoys continuation of solid wood flooring, recessed ceiling spotlights, two aluminium double-glazed windows to the side elevations, two aluminium double-glazed windows to the rear elevation and two sets of aluminium double-glazed French doors with bespoke fitted shutters providing access to the large private terrace. The kitchen showcases a range of wall and base units with granite work surfaces. The integral appliances to remain include; a 'Bosch' fridge/freezer, a 'Smeg' microwave, a 'John Lewis' dishwasher, a 'Neff' slide and hide electric oven and a 4-ring induction hob with a feature 'Smeg' extractor fan over. The kitchen further benefits from continuation of solid wood flooring, matching granite upstands, feature tiled splash-back, a bowl and a half stainless steel sink with a mixer tap over, an extractor fan and recessed ceiling spotlights.

The utility area benefits from space and plumbing for freestanding white goods and a recessed storage cupboard houses the 'Santon' hot water cylinder and providing ample space for storage.

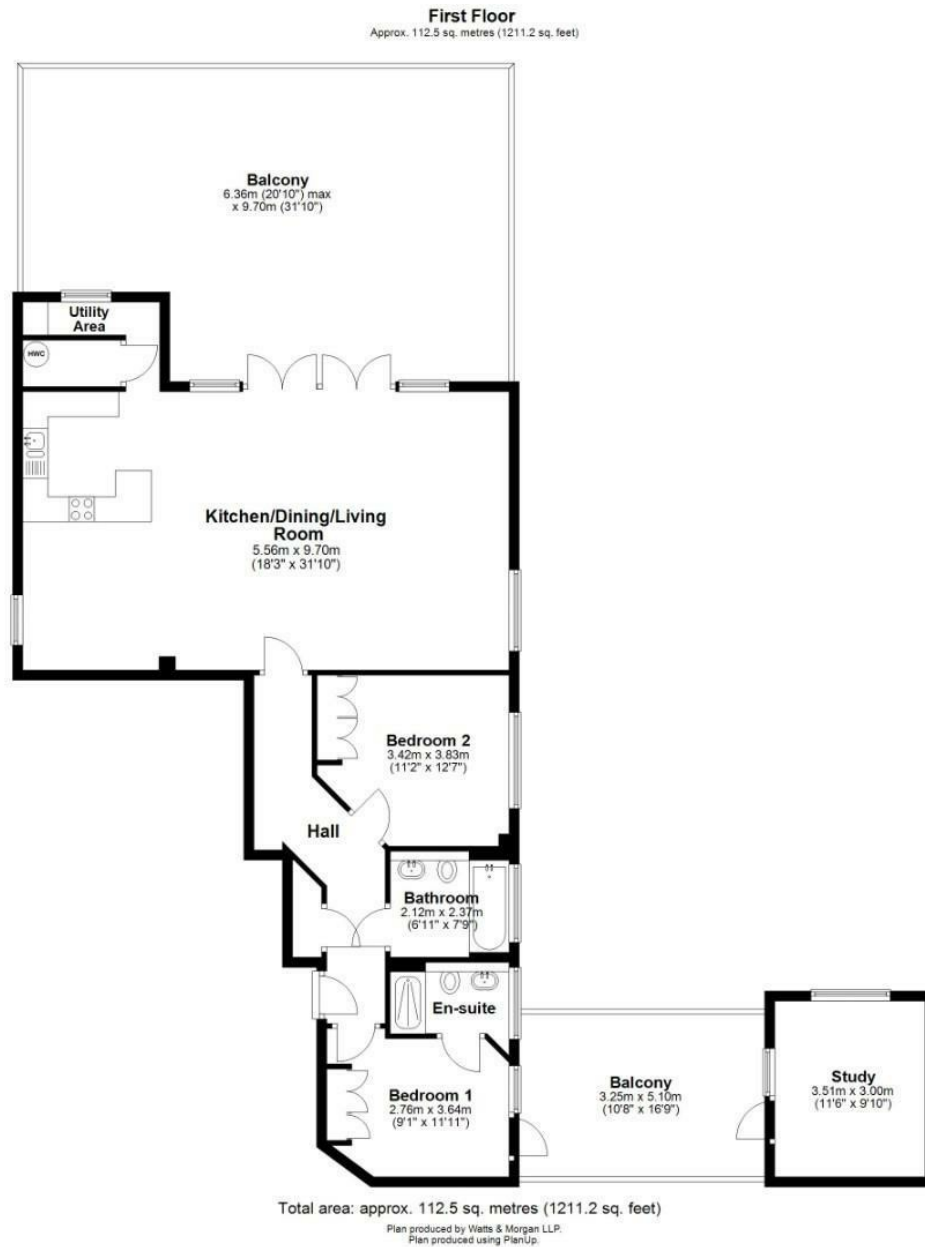
Bedroom one is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and an aluminium double-glazed door with a double-glazed side panel and bespoke fitted shutters providing access to the second terrace. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a range of mirrored storage units, a wall-mounted chrome towel radiator and an obscure aluminium double-glazed window to the side elevation.

Bedroom two is another spacious double bedroom benefitting from carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes and an aluminium double-glazed window to the side elevation.

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, partially tiled walls, recessed ceiling spotlights, an extractor fan, a range of mirrored storage units, a wall-mounted chrome towel radiator and an obscure aluminium double-glazed window to the side elevation.

The study is a versatile space, accessed via the second terrace and enjoys carpeted flooring, recessed ceiling spotlights, an aluminium double-glazed window to the rear elevation and an aluminium double-glazed door with a double-glazed side panel and bespoke fitted shutters providing access to the terrace.





GARDENS & GROUNDS

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

ADDITIONAL INFORMATION

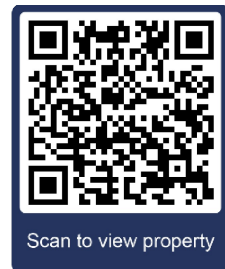
Leasehold - 999 years from 2005 (approximately 980 years remaining).

We have been reliably informed that the Service Charge is £5,474.52 per annum to include building insurance and water rates.

We have been reliably informed that the Ground Rent is £150.00 per annum.
Council tax band 'F'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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