



116 Headlands, Hayes Road
Sully, Vale of Glamorgan, CF64 5QH

Watts
& Morgan



116 Headlands, Hayes Road

Vale of Glamorgan, CF64 5QH

£225,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented, spacious two bedroom first floor apartment enjoying panoramic elevated views. Conveniently located to Penarth town centre, Cardiff city centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious kitchen/dining/ living room, primary bedroom with ensuite, second double bedroom and family bathroom. Externally the property benefits from two allocated parking spaces with additional parking spaces available. On-site facilities include 45 acres of communal gardens, 24-hour concierge service, swimming pool, sauna, gym, tennis courts and boules piste. EPC Rating 'TBC'.



Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

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Summary of Accommodation

Accommodation

A secure communal entrance accessed via a fob with stairs and a lift to all floors. Apartment 116 is located on the first floor. Entered via a solid hardwood door into a welcoming hallway enjoying solid wood flooring, recessed ceiling spotlights, a wall mounted audio/visual intercom system and a large recessed storage cupboard housing the hot water cylinder.

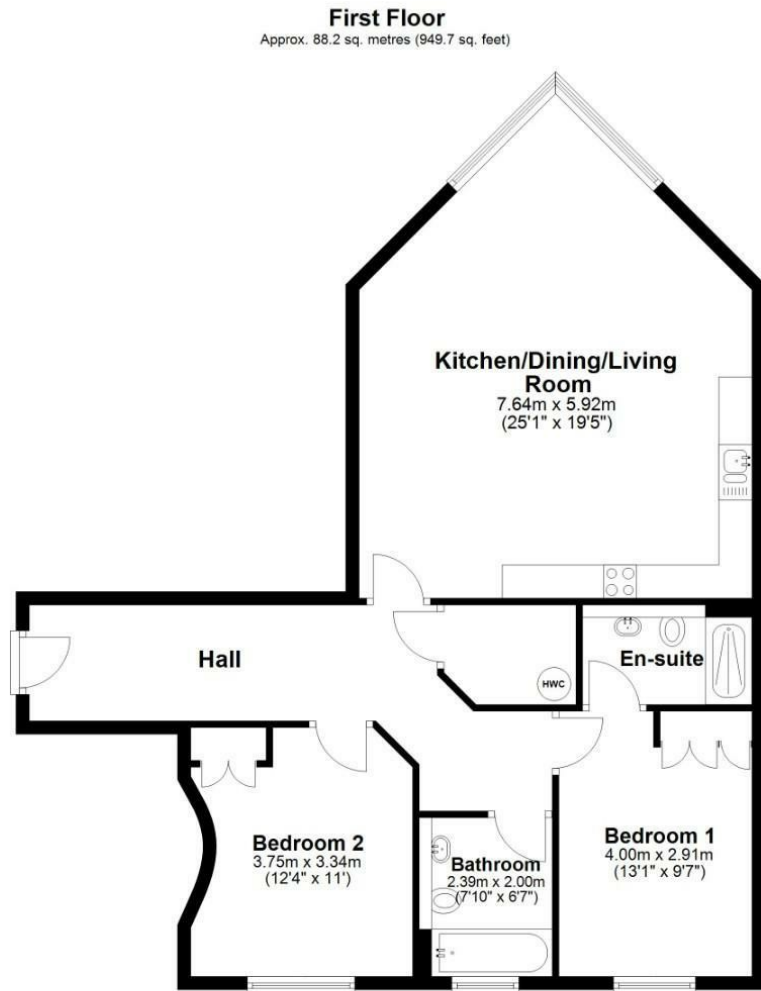
The kitchen/dining/living room is the heart of the home and enjoys continuation of solid wood flooring, recessed ceiling spotlights and a double glazed aluminium corner window with custom fit solar powered blinds and enjoying elevated panoramic views over the communal gardens and Bristol Channel. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; an 'Indesit' electric fan oven, a 4-ring induction hob with a 'Smeg' extractor fan over, a 'Smeg' microwave, a 'Neff' fridge/ freezer, a 'Candy' wine cooler, a 'Montpellier' washer/dryer and a 'Montpellier' dishwasher. The kitchen further benefits from matching granite upstands, partially tiled splashback, recessed ceiling spotlights, an extractor fan and a stainless steel bowl and a half under-mounted sink with a mixer tap over.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed aluminium window with bespoke fitted shutters. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in 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, an extractor fan, recessed ceiling spotlights, a range of wall mounted mirrored storage cabinets and a wall mounted chrome towel radiator.

Bedroom two is another double bedroom benefiting from carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a large double glazed aluminium window with bespoke fitted shutters.

The 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, wall mounted mirrored storage cabinets, a wall mounted chrome towel radiator and an obscure double glazed aluminium window with bespoke fitted shutters.





Total area: approx. 88.2 sq. metres (949.7 sq. feet)

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

Gardens & Grounds

116 Headlands benefits from approx. 45 acres of communal gardens, a 24-hour concierge service, on-site leisure facilities including a swimming pool, a sauna, a gym, tennis courts and a boules piste. The property further benefits from two allocated parking spaces with additional visitor parking available.

Additional Information

Leasehold – 999 years from 2005 (approx. 980 years remaining).

Electric and water mains connected.

We have been reliably informed that the service charge is approx. £4740pa to include buildings insurance and water rates.

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

Council tax band 'F'.

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



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