

3, Woodlands Hayes Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

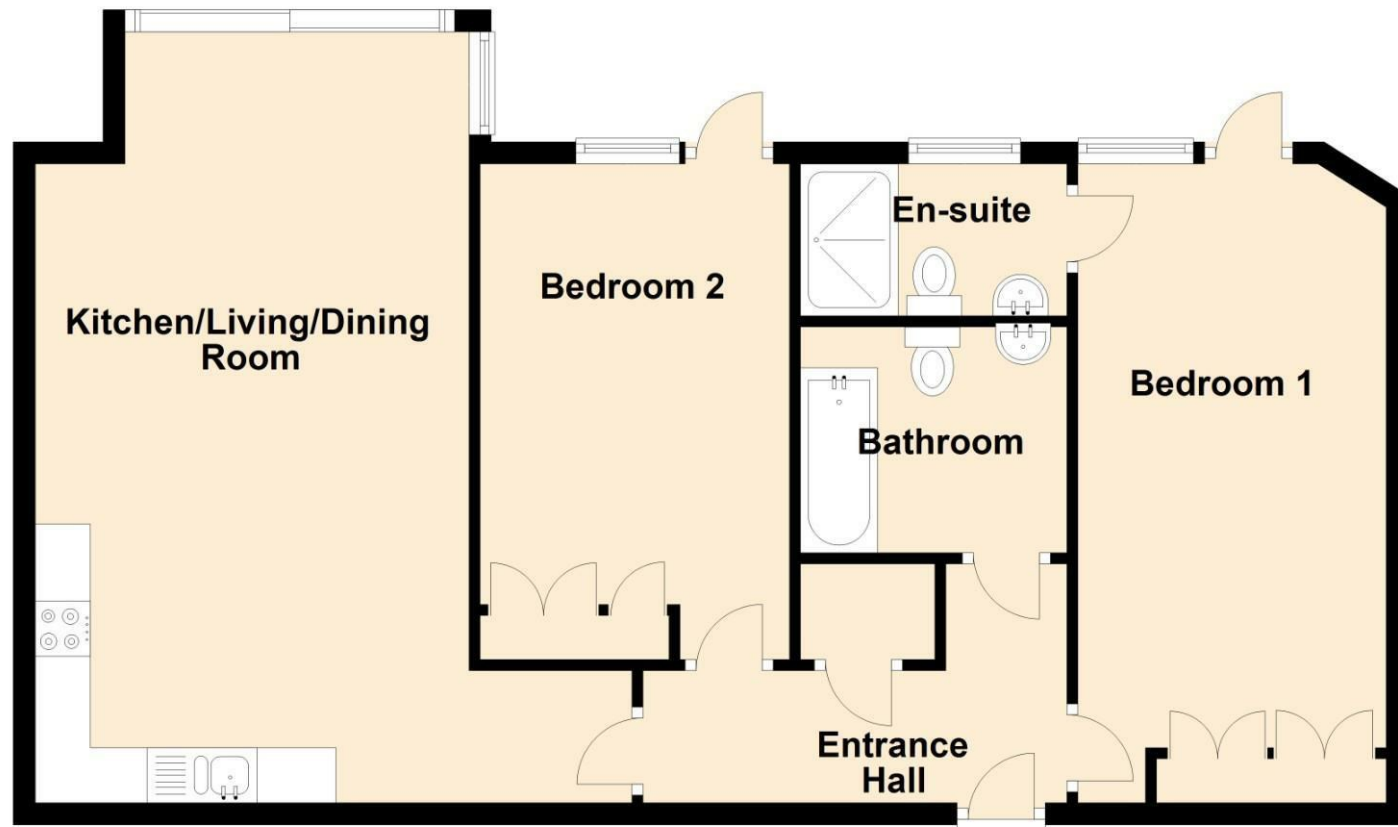
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9am – 5.30pm  
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9am – 5pm

**SHEPHERD SHARPE**



**Ground Floor**



**3, Woodlands Hayes Road**

Sully CF64 5QG

**£210,000**

Situated on this well established and mature 40 acre site of a former Art Deco hospital. is this rather lovely ground floor two double bedroom apartment. Well appointed spacious apartment comprises hallway, storage cupboard, large open plan lounge/dining/kitchen with high ceiling and large glazed windows looking out onto gardens, two double bedrooms (both with fitted wardrobes), en-suite shower room and bathroom. All of the fittings are high quality including granite work surfaces in the kitchen, solid engineered oak flooring, electric heating, entry phone. The apartment has two allocated spaces, concierge, swimming pool, gym, sauna, tennis court and private access to the beach. Leasehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(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	



Door to communal hallway.

Front door to hallway.

#### Hallway

Laminate flooring, radiator, entry phone, downlights, airing cupboard with insulated tank, extraction, access to fuse box, controls for heating and hot water.

#### Lounge/Dining/Kitchen

23'2" x 12'9" (7.08m x 3.90m)

Large open plan living space. Full height double glazed patio doors to one wall providing good natural light with vertical blinds. Immaculately presented, engineered oak flooring, two electric radiators. Plenty of space for informal furniture and table and chairs.

The kitchen fitted to one corner with quality units in white with contrast granite worktops, contemporary sink with half bowl and drainer, lever mixer tap. Electric hob, oven, integrated dishwasher, washing machine, fridge and freezer.

#### Bedroom 1

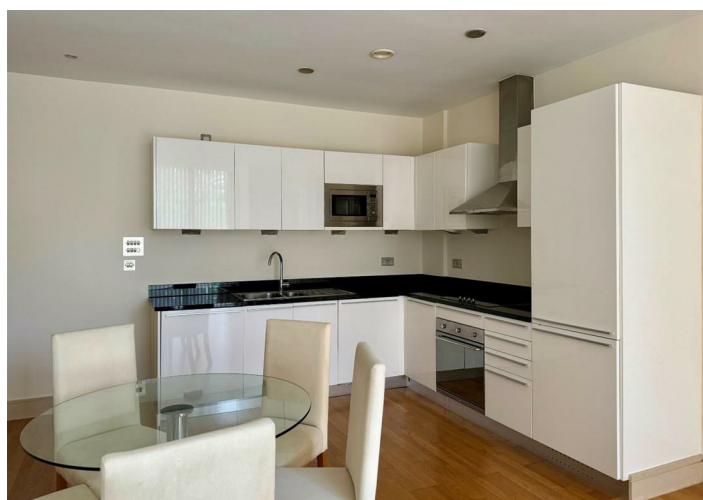
20'0" x 9'2" (6.10m x 2.80m)

Very large principal bedroom. Full height glazing to one wall, double glazed door and window with vertical blinds. Carpet, radiator, two large built-in wardrobes, downlighters.

#### En-Suite Shower Room

8'0" x 4'9" (2.44m x 1.46m)

Well appointed. Comprising tiled shower enclosure, matching wash basin and wc both in contemporary style with chrome fittings, marble countertop. Cabinet with shelving, three downlighters, extractor. Double glazed window with privacy glazing.



#### Bedroom 2

15'8" x 9'2" (4.80m x 2.80m)

A good size double room. Full height glazing with door and opening window. Carpet, radiator, good sized built-in wardrobe, downlighters.

#### Bathroom

7'10" x 6'5" (2.40m x 1.96m)

Beautifully presented. Mirror panelled bath with tiled splashback, shower off mixer tap, wash hand basin and back to the wall wc. Bespoke mirror cabinet, downlighters, extractor, tiled floor, chrome ladder radiator.

#### Outside

Paved terrace outside lounge and bedrooms. There are approximately 30 acres of well tended communal grounds, including access to tennis courts, cricket pavilion/pitch. On site concierge, swimming pool, gymnasium, sauna, two allocated parking spaces (spaces numbers 360 and 361).

#### Lease Details

Lease 999 years

Ground Rent £150 p.a.

Maintenance/Service Charge £4,000 p.a. (includes water rates, buildings insurance, maintenance of communal gardens).

#### Council Tax

Band E £2,384.15 p.a. (24/25)

#### Post Code

CF64 5QE

