



4 Andrews Buildings
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Penarth CF64 2AA

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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

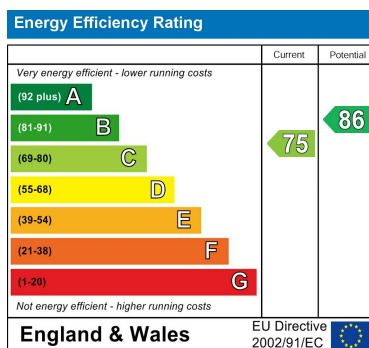


108 Woodlands Hayes Point

Sully CF64 5QE

A two bedroom first floor apartment on the popular Hayes Point development in Sully, just a short walk from Sully beach. Comprises open plan living/dining/kitchen, two double bedrooms, en-suite, and bathroom. Finished to a high specification, double glazing and electric heating, lift to all floors. Two allocated parking spaces and visitors parking, concierge and free use of gymnasium, pool, sauna and tennis courts. Leasehold.

£149,995





Communal entrance with lift to all floors.

Front door into hallway.

Hallway

Large walk-in store cupboard with water tank, wood flooring, radiator, audio/visual door entry phone. Doors to all rooms.

Open Living/Dining/Kitchen

23'7" x 20'8" (max) (7.20m x 6.30m (max))

Juliette balcony with fully glazed doors and side panels overlooking communal garden, further window to rear. White high gloss fitted kitchen with range of matching base and wall units, contrasting black granite work top and tiled splash back. Smeg appliances to include four ring electric hob, oven below, extractor hood, built-in dishwasher, fridge and freezer, washer/dryer, microwave. Wood flooring, contemporary wall mounted electric fire, inset spot lights, radiator, Sky facility, blinds and curtains.



Bedroom 1

9'6" x 12'1" (2.90m x 3.70m)

Full height window to front. Built-in wardrobes, carpet, inset spot lights, radiator. Door to en-suite.

En-Suite

Three piece suite comprising large walk-in shower enclosure, wash basin and wc. Mirror cabinet, part tiled walls, tiled floor, chrome ladder style radiator, spot lights.

Bedroom 2

11'5" x 8'6" (3.50m x 2.60m)

Full height window to front. Built-in wardrobes, carpet, radiator, spot lights.



Bathroom

Opaque window to front with blind. White bathroom suite comprising panelled bath with shower over, curtain and rail, wash basin and wc. Display shelf and mirror cabinet, part tiled walls, tiled floor, chrome heater ladder style radiator, spot lights.

Communal Areas

Two allocated parking spaces. Use of pool, sauna, gymnasium and tennis courts.

Lease Details

Lease 999 years from 2007

Ground Rent £150 p.a.

Maintenance/Service Charge £4,250.40 p.a. (to include water rates, buildings insurance).

Council Tax

Band E £2,384.15 p.a. (24/25)

Post Code

CF64 5QE

