

# The Headlands, Hayes Road,

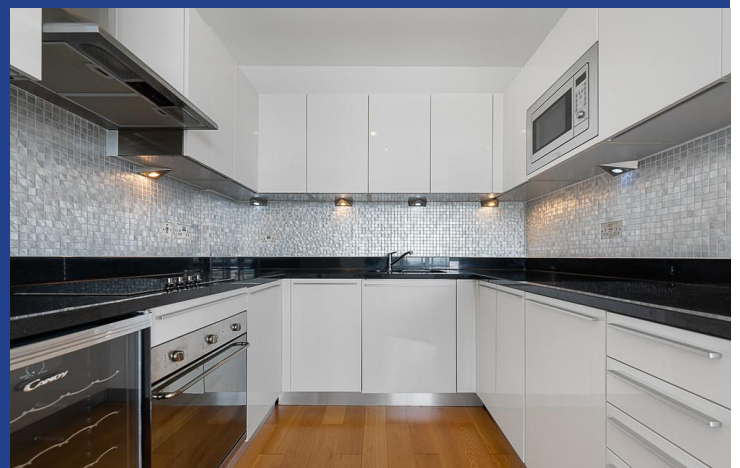
Sully, Penarth, CF64 5QH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



Second Floor Apartment

2

2

2

1

# Property Description

**\*\*STUNNING SEA VIEWS\* RARELY AVAILABLE\* NO CHAIN\*\*** MGY are delighted to offer for sale a unique two bedroom, second floor apartment, located in the popular development, The Headlands, in Sully. The immaculately presented accommodation briefly comprises of open plan kitchen/living area, two double bedrooms, bathroom and en-suite. The property overlooks the beautiful communal gardens, with superb sea views across the Bristol Channel, double glazing throughout, a video entry intercom system, two allocated parking spaces and visitor parking. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and tennis court. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 646 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted video entry intercom system. Wood flooring. Large built in storage cupboard, housing hot water tank. Wall mounted electric panel heater. Spotlights.

## LOUNGE/DINER/KITCHEN

20' 5" x 19' 4" (6.24m x 5.90m)

Large double glazed uPVC windows to front, with stunning views. Ample natural daylight. Carpeted flooring. Two wall mounted electric panel heaters and electric fireplace. Open plan living. Modern kitchen, with wood flooring. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Part tiled walls Ample storage. Built in oven and four ring electric hob, with extractor hood over. Under unit lighting. Integrated fridge freezer, washer/dryer, dishwasher, microwave and wine cooler. Extractor fan. Spotlights.

## MASTER BEDROOM

23' 11" x 13' 1" (7.29m x 4.01m)

Double glazed uPVC windows to front, with fantastic views. Carpeted flooring. Large fitted wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights. Door to:-

## EN-SUITE

5' 2" x 5' 1" (1.60m x 1.55m)

Tiled flooring. Fully tiled walls. Shower cubicle. Wall mounted wash hand basin. W.C. Heated towel rail. Extractor fan. Wall mounter mirror. Shaver point. Wall mounted mirrored vanity unit. Spotlights.

## BEDROOM TWO

13' 1" x 9' 10" (4.01m x 3.02m)

Double glazed uPVC windows to front, with fantastic views. Double bedroom. Carpeted flooring. Large fitted wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater. Spotlights.

## BATHROOM

8' 6" x 6' 2" (2.60m x 1.90m)

Large bathroom. Tiled flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Heated towel rail. Wall mounted mirrored vanity unit. Extractor fan. Shaver point. Spotlights.

## FACILITIES

The development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and tennis court. Stunning communal gardens of approximately 38 acres, with access to Cliff Walk coastal path.

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## PARKING

Secure access to two allocated parking spaces.  
Visitor parking.

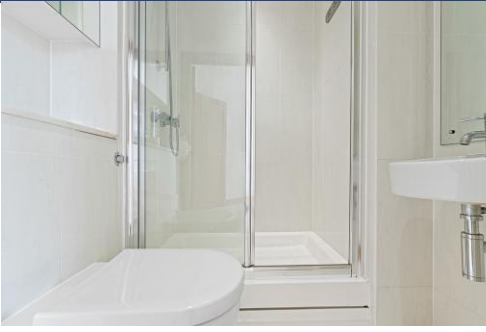
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2005. Service charges of £4,596 per annum, which includes building insurance, water rates, onsite concierge, video entry intercom system, secure fob access, CCTV in communal areas, leisure facilities, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure access to two allocated parking spaces, visitor parking and beautiful communal gardens. Ground rent £250 per annum.

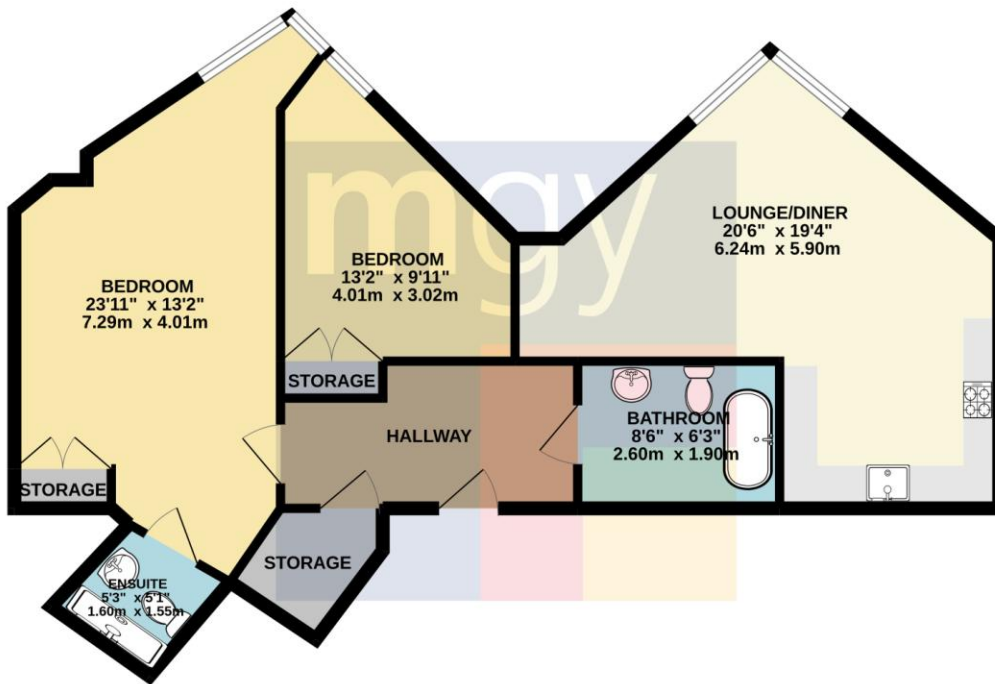
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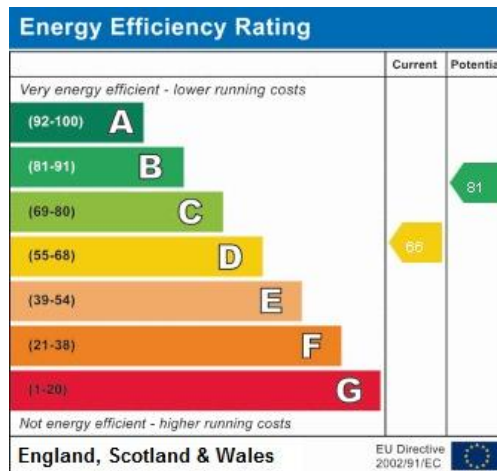


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TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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