13 Headlands, Hayes Point

Sully, Vale of Glamorgan, CF64 5QH









13 Headlands is an impressively spacious and light ground floor flat with its own outside terrace and with water views towards the Bristol Channel and across the communal grounds. Part of the landmark Hayes Point development, the property benefits from the numerous communal facilities that include the 24 hour concierge, the grounds themselves, gym and swimming pool, tennis courts and direct access out onto the Wales Coast Path. The living accommodation comprises the entrance hall, open plan kitchen / dining / living space, two double bedrooms and two bathrooms. There are two allocated parking spaces and the development has extensive visitor parking. Viewing advised. EPC: E.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£295,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Entrance Hall
A spacious entrance hall, with doors leading to the living room, both bedrooms and the bathroom. There are two built-in cupboards, one with the hot water cylinder. Solid wood floor, skirtings, architraves and doors. Power points. Wall mounted electric heater.

Living / Dining Room *19' 11" x 21' 4" approx (6.08m x 6.5m approx)*
A very impressive living space, part of the open plan space with kitchen, with floor to ceiling windows and doors that give access out onto the terrace as well as overlooking the communal gardens to the south, and the Bristol Channel. With enough space for living and dining furniture in a number of different configurations, there is solid oak flooring and skirting boards continued from the entrance hall, an electric fire and in total, six sets of double glazed French doors, all with fitted shutters. Recessed lighting. Power, data and TV points.

Kitchen *19' 11" x 9' 11" (6.08m x 3.02m)*
A fitted kitchen comprising a range of wall units and base units with white gloss cabinet doors, black granite work surfaces and a matching island unit. Integrated Smeg appliances including an electric oven, four zone electric hob, central extractor hood, microwave, fridge freezer, dishwasher and washing machine. Wine cooler. One and a half bowl stainless steel countersunk sink with drainer. Power points.

Bedroom 1 *12' 1" x 14' 2" (3.69m x 4.32m)*
A spacious double bedroom with dressing room / walk-in wardrobe and en-suite bathroom. Fitted carpet. Fitted wardrobes. Power points and TV point. Wall mounted electric heater. High level double glazed window.

En-Suite *4' 8" x 10' 4" (1.42m x 3.16m)*
A fully tiled en-suite shower room with suite comprising a shower cubicle with mixer shower, twin basins and a WC. Heated towel rail. Extractor fan. Fitted cabinet with mirrored doors. Shaver point.

Dressing Room *6' 9" max x 10' 5" into recess (2.06m max x 3.18m into recess)*
A large walk-in wardrobe / dressing room with extensive clothes storage. Power points. Fitted carpet.

Bedroom 2 *13' 5" x 8' 8" (4.09m x 2.64m)*
Another large double bedroom, this time with double glazed windows that overlook the communal gardens and Bristol Channel. Fitted carpet. Fitted wardrobes. Wall mounted electric heater. Power points. Recessed lights.

Bathroom *6' 4" x 7' 9" (1.94m x 2.37m)*
Suite comprising a walk-in shower cubicle with mixer shower, WC and sink. Fully tiled floor and walls. Recessed lights. Extractor fan. Fitted cabinet with mirrored doors. Shaver point.

Outside

Terrace
The property benefits from opening out and giving direct access to its own section of terrace, that has stunning water views across the communal lawn to the Bristol Channel. There is ample space or table, chairs and loungers as well as potted plants. With a south facing aspect, this is a phenomena place to enjoy the sunshine.

Communal Facilities
The development comprises 236 private apartments located in 38 acres with private gated access to foreshore beach. On site facilities include an indoor swimming pool, gym and sauna with showering and locker room facilities, tennis court, petanque terrain and extensive gardens with mature woodland and planting. The parking areas are controlled by electric security gates and there is a 24 hour concierge.

Parking
13 Headlands has two parking spaces within the main car park.

Additional Information

Tenure
The property is leasehold (CYM567767) with a term of 999 years from 1 January 2005 (978 years remaining).

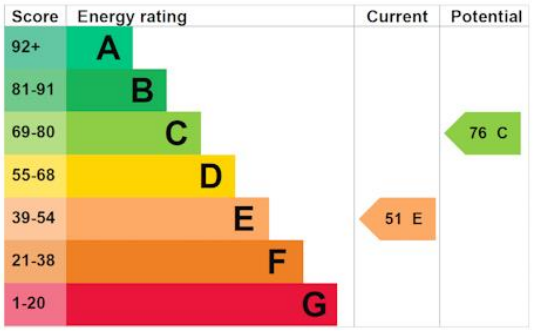
Council Tax Band
The Council Tax band for this property is F, which equates to a charge of £3180.82 for 2026/27.

Service Charge and Ground Rent
We have been informed by the sellers that the current service charge is £6,076.52 for 2026. The ground rent is £250 per annum.

Approximate Gross Internal Area
1255 sq ft / 116.6 sq m.

Utilities
The property is connected to mains electricity, water and sewerage services and has electric heating throughout.

Energy Performance Certificate



Floor Plan



13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH





13 Headlands Hayes Point, Sully, Vale of Glamorgan, CF64 5QH



