

# 222 Woodlands

Hayes Road, Sully, Vale of Glamorgan, CF64 5QF



A completely renovated second floor apartment with south facing balcony, in a popular coastal development, set in 38 acres of communal grounds and with a 24-hour concierge, gym and pool. The apartment has been extensively renovated and has very light and spacious accommodation with a southerly aspect that comprises the entrance hall with built-in cupboard, living / dining room open plan to the kitchen, the bedroom and bathroom. The property is in excellent condition throughout and is being sold with no onward chain. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£110,000**

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## **Accommodation**

### **Entrance Hall**

New parquet effect vinyl flooring. Built-in cupboard with hot water cylinder. Doors to the bathroom, bedroom and the living space. Door entry phone. Recessed lights.

### **Living / Dining Room** *12' 1" x 15' 6" approximately (3.68m x 4.73m approximately)*

Part of an open plan space with the kitchen and with a very light southerly aspect and statement feature wallpaper that gives the room a distinct style. Wood effect vinyl flooring. Floor to ceiling sliding doors with a glazed internal Juliet balcony along with a glazed door out onto the balcony. These windows and doors overlook the site and give views of the Bristol Channel. Recessed lights. Wall mounted electric heater. Power, data and TV points. Fitted vertical blinds to the windows and doors. Open plan to the kitchen.

### **Kitchen** *11' 9" max x 9' 0" (3.59m max x 2.74m)*

Fitted kitchen comprising wall units and base units with white gloss doors and black granite work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood, washing machine, dishwasher, microwave, counter level fridge and freezer. One and a half bowl stainless steel sink with drainer. Attractive tiled splashbacks. Power points.

### **Bedroom** *10' 8" x 12' 0" into doorway (3.25m x 3.65m into doorway)*

A well-proportioned double bedroom with new fitted carpet. Fitted wardrobes. Wall mounted electric heater. Recessed lights. Power, data and TV points. Double glazed window and door that leads out onto the balcony.

### **Bathroom** *6' 6" x 7' 10" (1.98m x 2.4m)*

A fully tiled bathroom with suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink. Heated towel rail. Large fitted cabinet with mirrored doors. Shaver point. Recessed lighting and extractor fan.

## **Outside**

### **Balcony**

The property has a well-sized balcony with partial sea views and a lovely southerly aspect. Laid to timber decking and with a glass and steel balustrade. Accessed from the living room and bedroom, and with space for a small cafe style table and chairs.

### **Communal Development 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.

### **Car Parking**

The property has one allocated parking space in the gated car park. There is visitor parking on site.

## **Additional Information**

### **Tenure**

The property is leasehold (CYM364585) with 999 years to run from 1st January 2005 (978 years remaining).

### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2,068.66 for the year 2025/26.

### **Service Charge and Ground Rent**

The current service charge is £3,438.10 for 2026. The ground rent is currently £250 per year.

### **Utilities**

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

**Approximate Gross Internal Area**  
564 sq ft / 52.4 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Floor Plan**











