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CARDIFF VALE CAERPHILLY BRISTOL



# Hayes Road

SULLY



*Hayes Point is a wonderful development on the fringe of the delightful village of Sully. Situated in 35 acres of grounds with excellent woodland walks or along the Heritage coastline. Facilities include 24 hour concierge, indoor swimming pool & gym plus in the summer months you can enjoy watching the Sully Centurions play cricket or even grab a game of tennis in one on the courts.*

Comments by Mr Paul Davies




**Property Specialist**

Mr Paul Davies

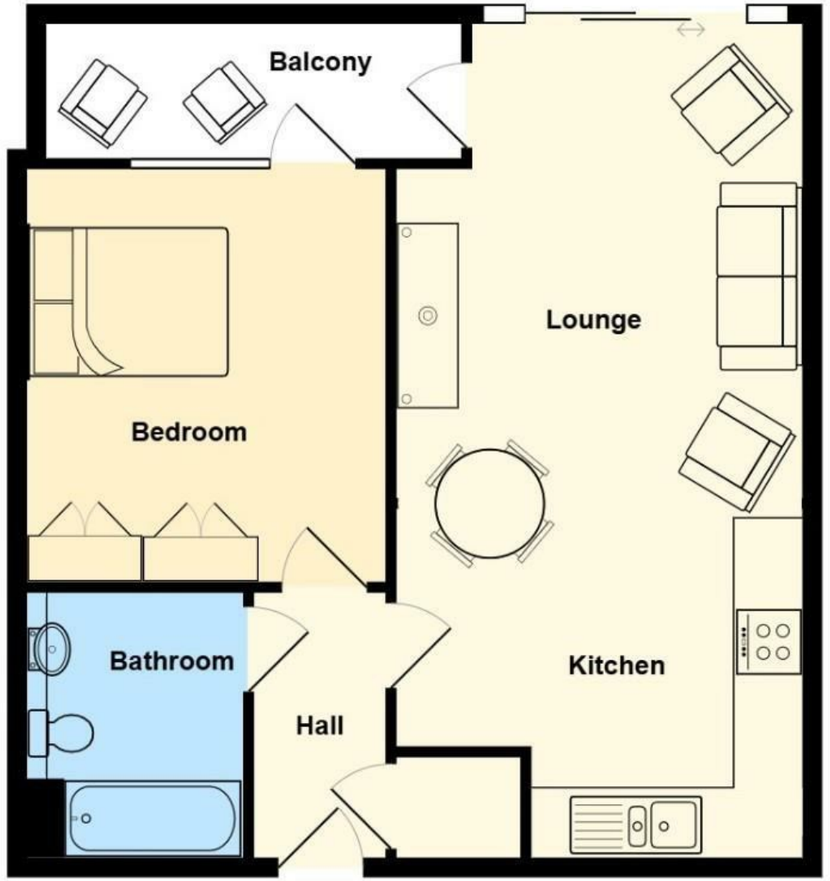
Property Management Co-ordinator

paul.davies@jeffreyross.co.uk


*I loved all the things the flat came with, like the parking, access to the beach and green places, the gym, sauna and pool. I loved being able to smell the sea from my front door, and feeling so detached from busy towns, yet still having great access to Sully, Barry, Penarth and even Cardiff.*

Comments by the Homeowner

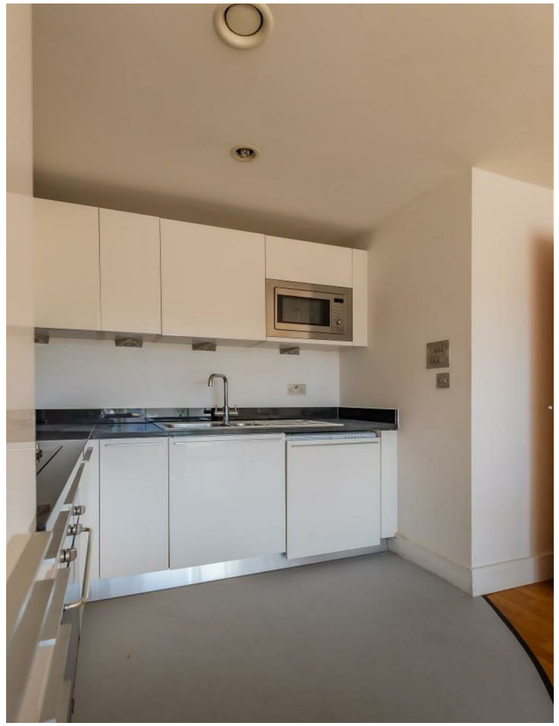














# Hayes Road

*Sully, Penarth, CF64 5QE*

## £110,000

1 Bedroom(s) | 1 Bathroom(s) | 516.00 sq ft



Contact our
*Penarth Branch*
02920415161

Offered for sale with no ongoing chain - first floor lifestyle apartment. Benefitting from 2 allocated parking spaces close to the entrance. Set in 35 acres of grounds with access onto the beach & Heritage coastline. On site facilities include remote control electric barrier on entry, 24 hour concierge, fitness suite with fully equipped gymnasium and swimming pool with sauna, cricket grounds and tennis courts. With lift and staircase allowing access.
Briefly the apartment comprises a communal entrance, entrance hall, lounge with 'Juliet' balcony & access onto a glass fronted balcony plus lounge open plan to a kitchen complimented with solid granite worktop plus integrated appliances to include fridge, freezer, dishwasher, washing machine plus built in oven, hob & cooker hood and built in microwave oven, 1 double bedroom - built in triple wardrobes plus access onto the balcony and stylishly appointed bathroom - shower.
Complimented with upvc double glazing and electric heating and oak flooring. Further benefitting from numerous visitor parking.
Viewing highly recommended.





## Communal Entrance

Intercom entry allowing secure access to all apartments via lift & stairs.

## Hall

Access to all rooms, intercom entryphone, generous airing cupboard with hot water tank.

## Lounge Kitchen 24'3" x 12' max (7.39m x 3.66m max)

Contemporary open plan living, lounge open plan to the kitchen, oak flooring, sliding glass doors with side glazed panels open to a stell & glass 'Juliet' balcony plus a side door leads onto the balcony, TV point, telephone point, kitchen fitted with a matching range of contemporary white 'Hi Gloss' base and eye level units with under lighting and solid granite worktops incorporating a 1 & half bowl stainless steel sink unit with mixer tap, integrated appliances include a fridge, freezer, dishwasher, washing machine, built-in fan assisted oven, four ring ceramic hob with a cooker hood over and built in microwave oven.

## Bedroom 12'1" max x 10'7" (3.68m max x 3.23m)

Generous double bedroom, window to rear plus door leading onto the glass and steel balcony, 2 built in double wardrobes, TV point, telephone point.

## Bathroom

Fitted with a three piece modern white suite comprising a deep panelled bath, wall mounted wash hand basin and close coupled WC with concealed cistern, tiled surround, heated chrome towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, ceramic tiled flooring.

## Grounds

Set in about 35 acres of grounds adjacent to a private coastline, boasting spectacular views, in perfect harmony with nature ... become enchanted by the four seasons and stunning sunsets from the glass balcony. Its so easy to become captivated with the abundance of wildlife set in rural seclusion & security.
Electric barrier on entry to the grounds, plus numerous visitor spaces available and 2 allocated parking spaces No's 218 & 219.

## Information

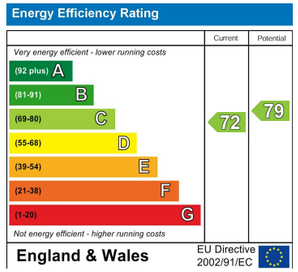
With a 999 year lease from 1st January 2005, there with 978 years remaining. with a ground rent of £75.00 half yearly. service charge currently £1,668.00 every 6 months (including water rates & buildings insurance plus full use of the facilities at Hayes Point)
Council Band D - £2,202.11 (2026-2027)










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
79
England & Wales
EU Directive 2002/91/EC



