



**Headlands, Hayes Road, Sully, Penarth, CF64 5QH**

## **Welcome to**

### **Headlands, Hayes Road, Sully, Penarth**

With its superb uninterrupted, panoramic views of the Bristol Channel this two double bedroomed, penthouse apartment with two ensuite, offers an almost unique setting for those discerning buyers wanting a view! Onsite facilities include indoor pool, gym, sauna, tennis courts, and 24-Hour Concierge

#### **Entrance Porch**

Entered via double doors located opposite the lift, hanging and storage space, access to roof space which can only be accessed from the porch, further door to the entrance hall.

#### **Entrance Hall**

Spacious entrance hallway opening to the open plan lounge and dining room, doors leading to the separate kitchen, cloakroom/WC, storage room and two bedrooms.

#### **Open Plan Lounge Dining Room**

Fantastic space with three double glazed patio doors with superb views over the Bristol channel and leading onto roof terrace, wall mounted electric heaters, Power points. Phone point and TV points,

#### **Kitchen**

Ceramic tiled floor. Range of contemporary high gloss wall and base units with black granite worktops. Integrated appliances including a four-burner ceramic hob, electric oven, microwave and extractor hood, washing machine and dishwasher. Wine chiller. Fridge freezer. One and a half stainless steel inset sink with drainer. Tiled splashbacks. Recessed lighting. Power points. Double glazed doors with views of the Channel.

#### **Storage Room**

Providing large walk in storage cupboard.

#### **Cloakroom/WC**

White suite comprising WC and wash hand basin

#### **Master Bedroom**

Double glazed triple patio doors with excellent water views and giving access onto the balcony. Power, TV, and phone points, door leading to dressing room

#### **Dressing Room**

With fitted shelving, rails and drawers.

#### **Master Ensuite**

Double glazed windows onto the balcony. White suite comprising bath with mixer shower and overhead shower, two wash hand basins and a WC with concealed cistern. Heated towel rail. Shaver point. Recessed lights. Extractor.

#### **Bedroom Two**

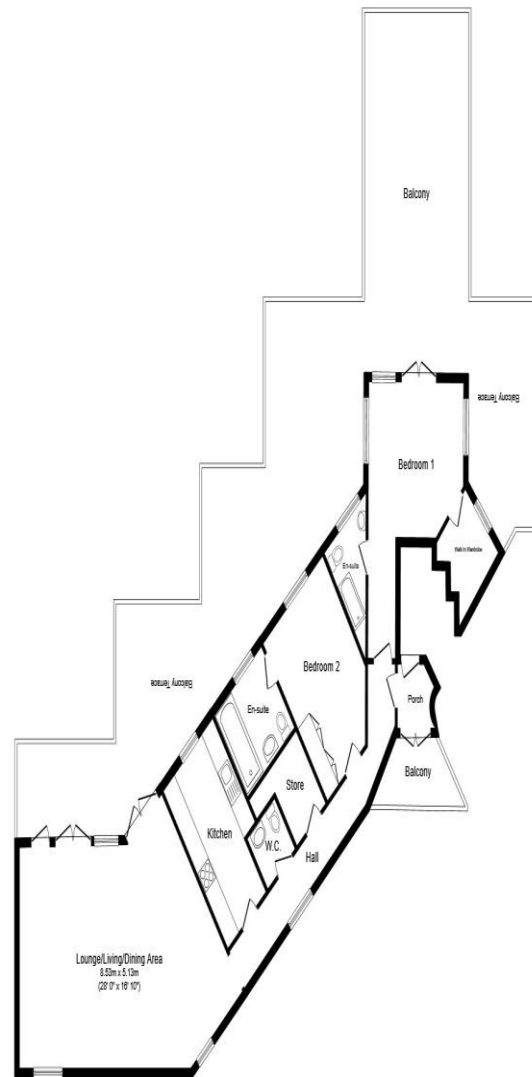
Fitted wardrobe. Double glazed windows, Wall mounted electric heater. Power points. TV point. Phone point. Door leading to ensuite.

#### **Ensuite**

White suite comprising a shower cubicle with mixer shower and overhead shower, WC with concealed cistern and a wash hand basin. Recessed lights. Extractor. Shaver point. Heated towel rail.

#### **Roof Terrace**

An extensive, impressive balcony laid to artificial grass and with superb, wide-ranging views across the communal grounds, Sully and the Bristol Channel with islands. Glass balustrades. Outdoor power points and lights. South facing aspect. The balcony is accessed from both bedrooms, kitchen and the lounge.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Headlands, Hayes Road, Sully, Penarth

- A superb 2 double bedrooomed penthouse apartment offered with NO CHAIN and an extensive roof terrace with stunning sea views
- Two double bedrooms (one with direct access to the roof terrace) both with ensuite and a separate cloakroom/WC ideal for guests.
- Very spacious open plan living room with lounge and dining spaces plus a separate kitchen replete with marble worktops and integrated appliances.
- Set within an exclusive development of approx 45 acres with a 24 hour concierge and use of tennis courts, indoor pool, gym and sauna
- Two parking spaces close to the buildings entrance and beach access

Tenure: Leasehold EPC Rating: D

Council Tax Band: H Service Charge: 8190.00



#### directions to this property:

From the M4 J33, take the A4232 signposted to Penarth, continue past the turn off to St. Fagans Museum and then take the next slip road off. At the roundabout take the third exit onto the A4050 sign posted to Barry/Cardiff Airport and proceed over four roundabouts. At the fifth roundabout take the first exit onto the Barry Docks Link Road (A4231), proceed over one roundabout and at the next roundabout (adjacent to the McDonalds) take the 2nd exit onto Sully Moors Road (A4267). At the next roundabout take the 2nd exit onto Hayes Road, continue past the entrance to the Ty Hafan Children's hospital and the entrance to Hayes Point can be found on the right hand side, with a visitor parking area located to the side of the security barrier.

**view this property online** [allenandharris.co.uk/Property/PNR106898](http://allenandharris.co.uk/Property/PNR106898)



Property Ref:  
PNR106898 - 0003

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