



246 Hayes Apartments
The Hayes, Cardiff CF10 1BZ

£139,950

Stunning Studio Apartment at The Hayes – City Centre Living with Rooftop Garden

Enjoy modern living with a stunning rooftop garden. This bright, open-plan apartment features a sleek kitchen, spacious living/bedroom with Juliet balcony, modern bathroom and plenty of storage. Just steps from Cardiff's shops, restaurants and transport links - perfect city living with a touch of tranquility.

EPC: Rating C (73) Certificate number: 3402-3426-7320-0352-5226, Valid until 22nd June 2032



Location

The Hayes development is situated in a prime location. Enjoy stunning views over the communal rooftop gardens while being just moments from Cardiff's finest shops, restaurants and public transport. Stylish, convenient, and perfectly located

Entrance

Step through a sleek walnut door into a spacious entrance hall, featuring warm wooden flooring throughout and a video intercom system. To the right, a modern bathroom, while to the left, a large storage room with plumbing ready for a washing machine with additional storage space. The layout creates a welcoming, modern feel throughout.

Living Room/Bedroom

13'7" x 12'11" (4.15 x 3.95)

Beyond the entrance, discover a bright and airy living room/bedroom, featuring built-in double wardrobes and double patio doors that open onto a Juliet balcony overlooking the tranquil garden. An additional window floods the space with natural light, creating a bright, airy and inviting home.

Kitchen

7'3" x 4'9" (2.22 x 1.46)

Step into a sleek, modern kitchen with a built-in oven, 4-ring hob and extractor fan, complemented by under-counter spotlights, a built-in dishwasher and fridge-freezer. The space is perfectly designed for both cooking and entertaining.

Bathroom

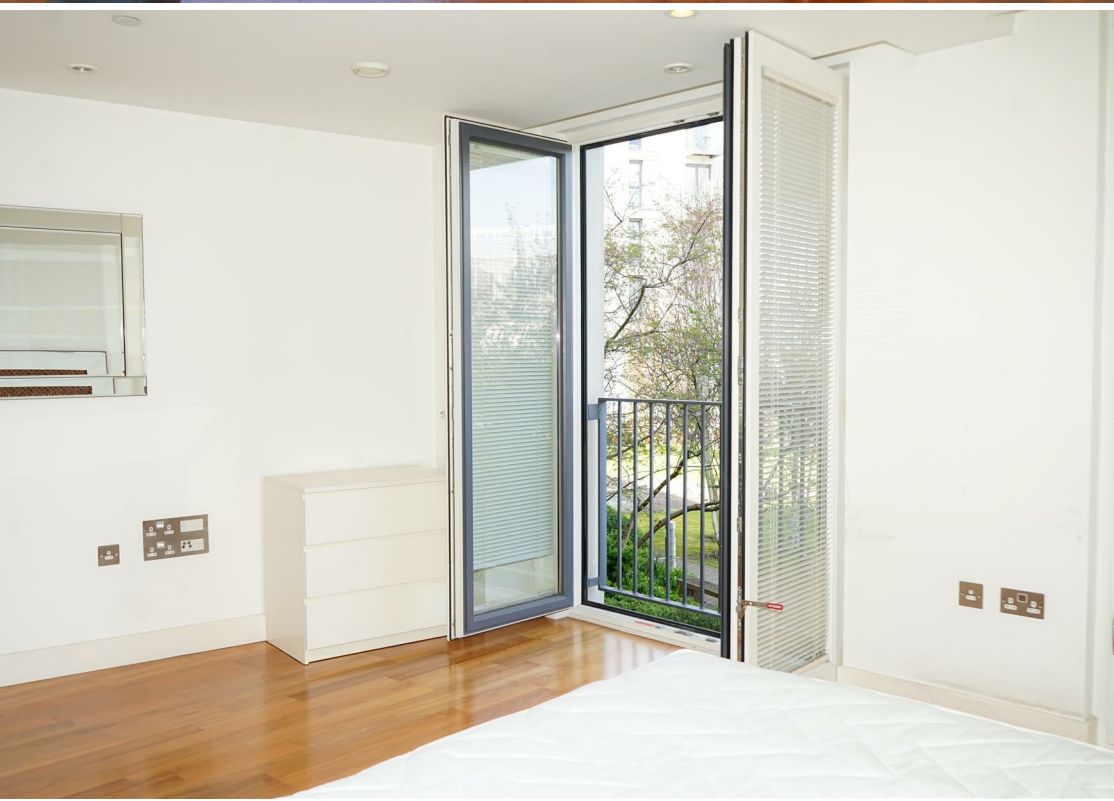
A generous, contemporary bathroom with fully tiled floor and walls, featuring a bath with overhead shower and shower screen, WC and a vanity-enclosed hand basin with built-in mirrored wall unit. Additional features include a shaver point, built-in extractor fan, heated towel rail and spotlights, creating a bright, fresh, and fully equipped space.

Leasehold

Lease term: 150 Years from 25 March 2010

Ground Rent : £200 Per Annum

Service Charge - Approx: £1393.90 Per Annum







This floor plan is for illustrative purposes only.
Rooms are not to scale and all dimensions, layouts
and fixtures are approximate.

CS Properties 2026



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	73	73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C	83	83	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	