





Hayes Apartments The Hayes, Cardiff CF10 1AQ

allen & harris

welcome to

Hayes Apartments The Hayes, Cardiff

A beautifully presented two-bedroom apartment in the heart of Cardiff city centre. Finished to a high standard throughout, the property features a contemporary open-plan living space, integrated kitchen, a spacious main bedroom with en suite, and four Juliet balconies with views of Cardiff Castle.













Kitchen/Diner/Reception Room
24' Max x 10' 10" Max (7.32m Max x 3.30m Max)
A stylish open-plan living space finished to a high standard, featuring American Walnut flooring, recessed lighting, and a Juliet balcony with views towards the castle. The room also benefits from Ethernet and media points, along with an intercom system.

Contemporary fitted kitchen with a range of wall and base units, black work surfaces, under-cabinet lighting, and an inset sink with chrome mixer tap. Integrated appliances include an induction hob with extractor over, oven, microwave, dishwasher, fridge, and freezer.

Utility Room
A practical utility space housing the washing machine, ventilation system, and consumer unit, providing useful storage and laundry facilities separate from the main living area.

Bedroom One
15' 1" Max x 11' 4" Max (4.60m Max x 3.45m Max)
A well-presented principal bedroom featuring fitted carpet, recessed lighting, and two Juliet balconies enjoying views towards the church. The room benefits from an integrated wardrobe, electric heating, and satellite and power points.

En Suite
Contemporary en suite comprising a walk-in shower, WC, and wash hand basin. Finished with black tiled walls and flooring, complemented by warm wood details, recessed lighting, a heated towel rail, and useful built-in storage.

Bedroom Two
15' 1" Max x 8' 6" Max (4.60m Max x 2.59m Max)
A comfortable double bedroom featuring fitted carpet, an integrated wardrobe, and a Juliet balcony enjoying views towards the church. The room also benefits from electric heating, power points, and Internet connectivity.

Bathroom
7' 10" Max x 5' 1" Max (2.39m Max x 1.55m Max)
A contemporary bathroom fitted with a panelled bath and shower with glass screen, WC, and wash hand basin with useful under-sink storage. Finished with black tiled walls and flooring, complemented by warm wood detailing and a heated towel rail.



view this property online allenandharris.co.uk/Property/CRP108391



welcome to

Hayes Apartments The Hayes, Cardiff

- Two-bedroom city centre apartment on The Hayes
- Open-plan kitchen, dining and living space
- Views towards Cardiff Castle from Juliet balcony
- En suite shower room to the main bedroom
- Allocated parking space in a prime central location

Tenure: Leasehold EPC Rating: C
Council Tax Band: F Service Charge: 1566.80
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108391

The Property Ombudsman

Property Ref:
CRP108391 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

029 2022 5700

Pontcanna@allenandharris.co.uk

209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.