

107 Courtlands, Hayes Point

Sully, Vale of Glamorgan, CF64 5QG



A one bedroom, first floor flat located in a popular development, with many communal facilities and easy access onto the Wales Coastal Path. The property is ideal for first time buyers, downsizers and investors and comprises of a living / dining room with open plan kitchen, a double bedroom and a bathroom. It is found in a quiet area of the building shared by three other apartments and has convenient access onto a communal roof terrace. The flat has an allocated parking space and the shared facilities on site include a gym, swimming pool, tennis courts and 24 hour concierge. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Guide Price £79,000

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Accommodation

Hall

Fitted carpet. Built-in cupboard with hot water cylinder and window. Door entry phone. Recessed lights. Doors to the living room, bedroom and bathroom.

Living Room *18' 8" max x 14' 5" max (5.7m max x 4.4m max)*

An open plan living and dining space with kitchen. Two aluminium double glazed windows to one side. Fitted carpet. Recessed lighting. Power points and TV point. Wall mounted electric heater.

Kitchen *11' 6" x 6' 7" (3.5m x 2m)*

Open plan from the living space. 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, fridge freezer, dishwasher, washing machine and microwave. One and a half bowl stainless steel sink with drainer. Power points. Recessed lighting.

Bedroom *10' 9" max x 12' 0" max (3.28m max x 3.66m max)*

Double bedroom with three aluminium double glazed windows and fitted wardrobes. Fitted carpet. Wall mounted electric heater. Recessed lights. Power points and TV point.

Bathroom *6' 10" x 9' 0" (2.08m x 2.75m)*

Tiled floor and partly tiled walls. Suite comprising a panelled bath with mixer shower, a WC and a sink. Fitted bathroom cabinet with mirrored doors. Heated towel rail. Recessed lights. Extractor fan. Shaver point.

Communal Facilities

Terrace

The property has very convenient access to a well-sized communal roof terrace, shared by four flats - two of which have their own balconies. The terrace is laid to timber decking and has glass balustrades to both sides.

Hayes Point

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.

Parking

The property benefits from 1 allocated parking space, on site.

Additional Information

Tenure

The property is leasehold (CYM378566) with 999 years to run from 1st January 2005 (979 years remaining)

Council Tax Band

The Council Tax band for this property is £2068.66 for 2025/26.

Service Charge and Ground Rent

We have been informed by the sellers that the ground rent is currently £150 per annum, and there is a service charge of £3,154.80 per annum.

Approximate Gross Internal Area

443 sq ft / 41.2 sq m.

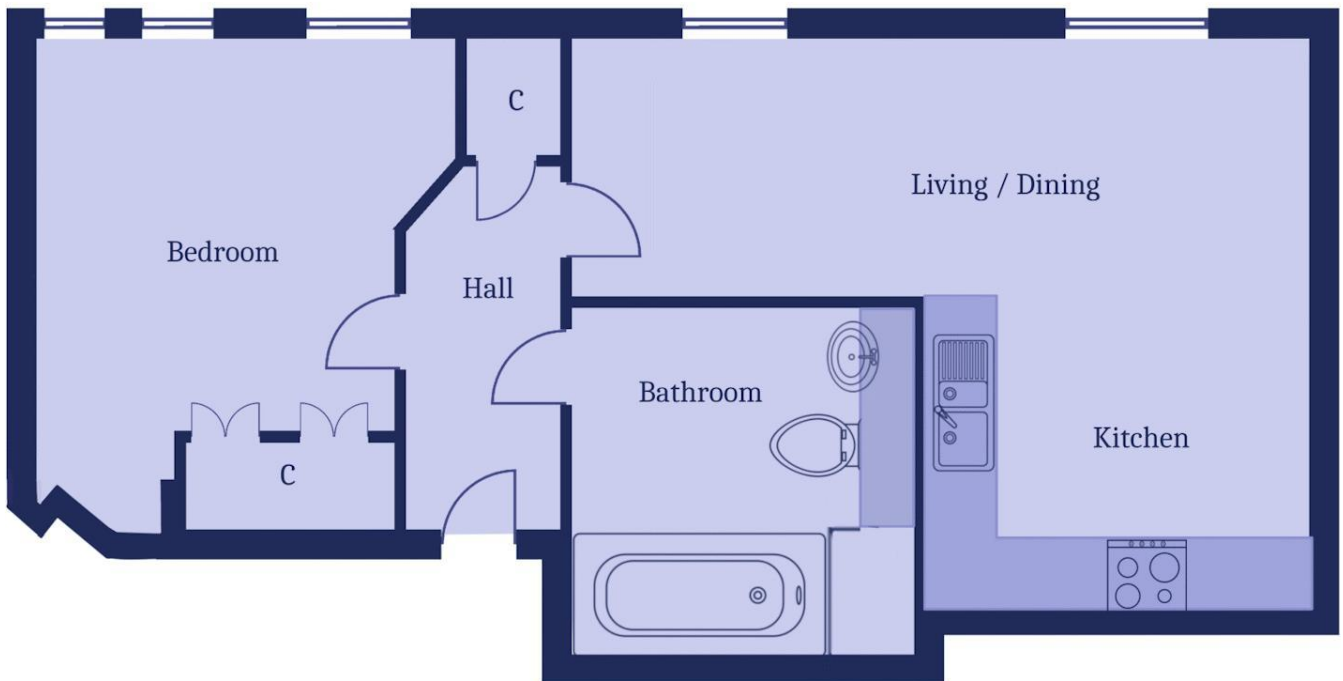
Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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