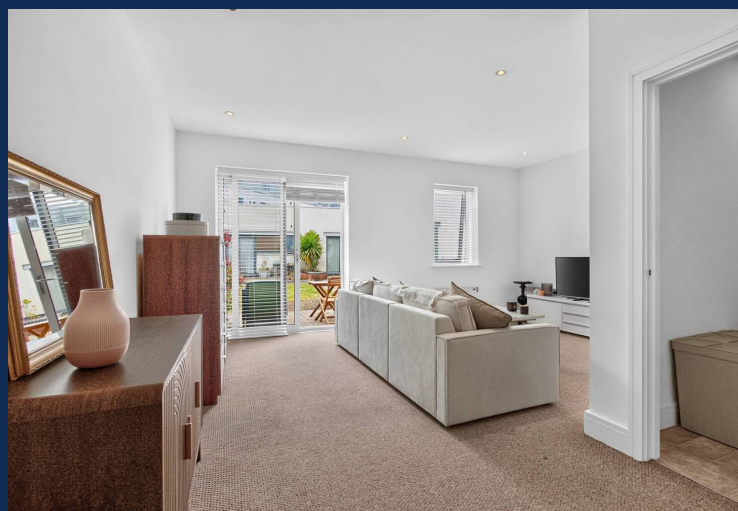




Apt 39, Courtlands Hayes Road, Sully

£129,000 Leasehold

ONE BEDROOM GROUND FLOOR SELF-CONTAINED APARTMENT | WITH PRIVATE PATIO AREA | NO CHAIN

Situated within the highly sought-after Hayes Point development in Sully, this well presented ground floor apartment offers contemporary coastal living in an exclusive waterfront setting. The accommodation comprises a spacious open-plan living, dining and kitchen area, creating a bright and sociable living space ideal for modern lifestyles with direct access to a private patio area. The double bedroom benefits from fitted wardrobes, while the well-appointed bathroom completes the accommodation. Residents enjoy access to a range of superb on-site facilities, including a swimming pool, gymnasium, sauna and 24-hour concierge service, together with direct access to the coastal path and beach. The property further benefits from allocated parking and visitor parking. An ideal first-time purchase, investment opportunity or coastal retreat, early viewing is highly recommended. EPC: E

Council Tax band: D

Tenure: Leasehold

LOCATION

Ideally located in the desirable village of Sully, the apartment offers a peaceful coastal setting whilst remaining conveniently positioned for Penarth town centre, Cardiff city centre and excellent transport links.

FRONT

Entered via communal courtyard leading to front door.

ENTRANCE HALL

14' 3" x 3' 6" (4.34m x 1.07m)

Entered via front door off courtyard. Doors leading to lounge/diner and kitchen, bedroom and bathroom. Airing cupboard, spotlights and electric radiator.

KITCHEN

10' 3" x 8' 2" (3.12m x 2.48m)

Fitted with modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and four ring hob with extractor hood over. Integrated fridge freezer, dishwasher and microwave, spotlights.

LOUNGE/DINER

19' 2" x 17' 0" (5.85m x 5.19m)

Double glazed windows and sliding patio door leading to rear patio. Spotlights, two electric radiators.

BEDROOM

12' 9" x 10' 0" (3.89m x 3.05m)

Double glazed window to front, electric radiator, fitted wardrobes, spotlights.

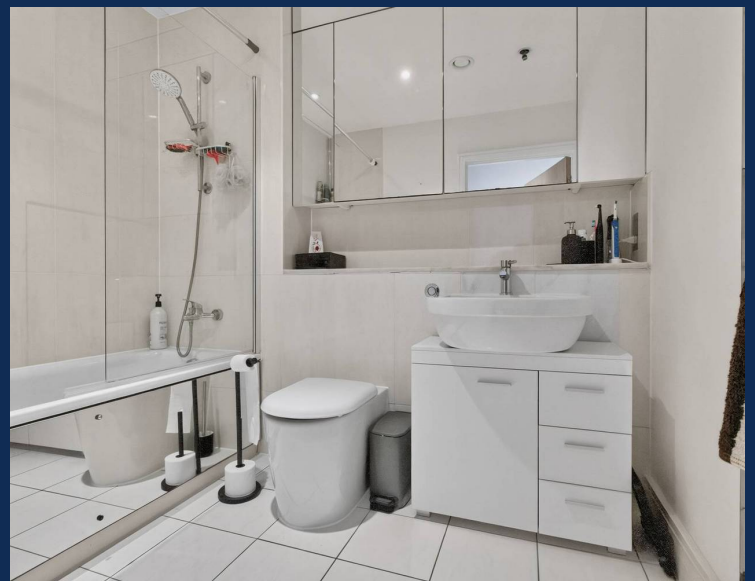
BATHROOM

7' 6" x 5' 2" (2.28m x 1.58m)

Fitted with low level W.C, wash hand basin, panelled bath with shower attachment over, tiled splash backs and flooring, spotlights, extractor fan, electric towel rail. Shaver point.

LEASE DETAILS

987 years remaining. Service charge £3747 approx. Ground rent: £300 per annum.





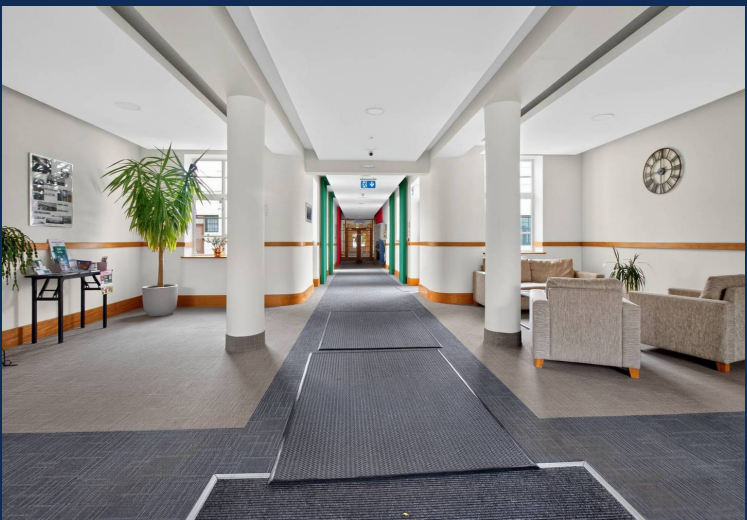
GARDEN

Private paved patio area leading to communal gardens.

ALLOCATED PARKING

1 Parking Space

One dedicated parking space plus visitors spaces.



RADYR 029 2084 2124

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Glamorgan, CF15 8AA



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