



HEADLANDS HAYES ROAD
SULLY
PENARTH CF64 5QH

ASKING PRICE OF
£215,000



APARTMENT



3



2



2



1

**** NEW ** OPEN TO OFFERS ** EN-SUITE****

ALLOCATED PARKING ** A beautifully presented, spacious three double bedroom first floor apartment. Located within an exclusive development and enjoying spectacular sea views. The property is conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The apartment benefits from 24 hour concierge, swimming pool, sauna, gym, tennis court and a private gate providing access onto a beach/coastal path. The property briefly comprises entrance hallway, open plan kitchen/lounge/dining room, three bedrooms (principal en-suite) and a family bathroom. Offered with two resident and visitor allocated parking. No Chain. EPC: C

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX :

VIEWING: STRICTLY BY APPOINTMENT

DESCRIPTION

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LOCATION

Sully is a village in the community of Sully and Lavernock, in the Vale of Glamorgan, lying on the northern coast of the Bristol Channel, midway between the towns of Penarth and Barry and 7 miles southwest of the capital city of Cardiff.

COMMUNAL ENTRANCE

Accessed via a fob which enjoys stairs and lifts to all floors.

ENTRANCE HALLWAY

Entered via hardwood front door. Wall mounted heater. Doors to all rooms. Large storage cupboard housing hot water tank.

KITCHEN/LOUNGE/DINING ROOM

21' 7" x 10' 1" (6.58m x 3.07m)

The spectacular open plan living/dining/kitchen is the focal point of the apartment which benefits from oak flooring,

recessed ceiling spotlights and UPVC double glazed door providing panoramic views over the communal gardens and The Bristol Channel beyond. The Kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain to include: electric oven, dishwasher, cooker hood and induction hob, fridge/freezer and washing machine. The Kitchen further benefits from recessed ceiling spotlights.

MASTER BEDROOM

13' 9" x 9' 10" (4.19m x 3m)

Main double bedroom with double glazed windows and doors offering sensational views over The Bristol Channel and beyond. Fitted carpet. Electrical heater. Fitted wardrobes. Door to:

EN-SUITE

Fitted with a 3 piece suite comprising a large glass shower cubicle with a thermostatic shower over, pedestal wash hand basin and w.c. Heated chrome towel rail. Mirrored vanity unit. Wall mounted electric heater.

BEDROOM TWO

11' 4" x 10' 7" (3.45m x 3.23m)

Second double bedroom with double glazed windows and doors offering sensational views over the Bristol Channel and beyond. Fitted carpet. Electric heater. Fitted wardrobes.

BEDROOM THREE

9' 6" x 9' 4" (2.9m x 2.84m)

Window to the side. Fitted carpets. Electric heater. Wardrobe.

BATHROOM

The family bathroom has been fitted with a three piece white suite comprising a mirror paneled bath with a thermostatic shower over, a pedestal wash hand basin and a wc set within a vanity unit. The bathroom further benefits from fully tiled walls and flooring, recessed ceiling spotlights and a wall mounted chrome towel radiator.

OUTSIDE

Spacious terrace/seating area with breathtaking views over well maintained communal gardens and The Bristol



221 HEADLANDS, HAYES ROAD, SULLY, PENARTH CF64 5QH

Channel. Benefiting from approximately 35 acres of communal gardens with superb elevated sea views, 24 hour concierge, on site leisure facilities to include a swimming pool, sauna, gym and tennis courts as well as access to its own private beach.

PARKING

The property offers two allocated parking spaces with additional visitors car parking available.

TENURE

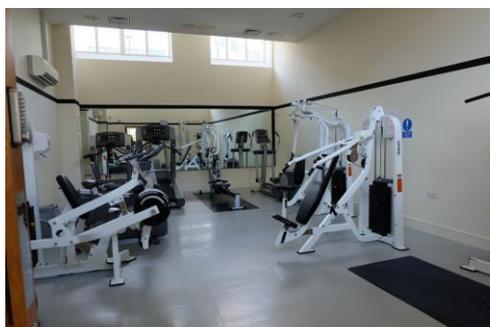
MGY are advised that the property is leasehold, with a term of 999 years from 2005. Service charges of £ per annum, which includes building insurance, water rates, onsite concierge, video entry intercom system, secure fob access, CCTV in communal areas, leisure facilities, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure access to two allocated parking spaces, visitor parking and beautiful communal gardens. Ground rent £ per annum.



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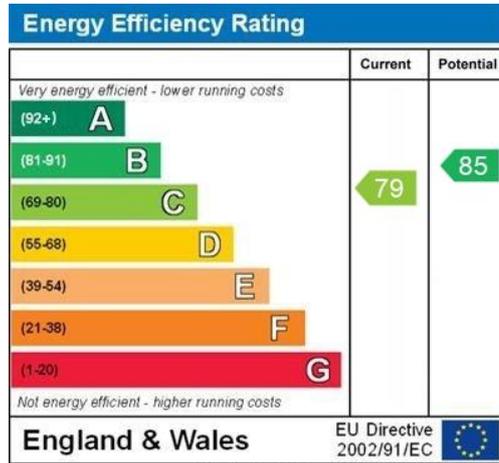
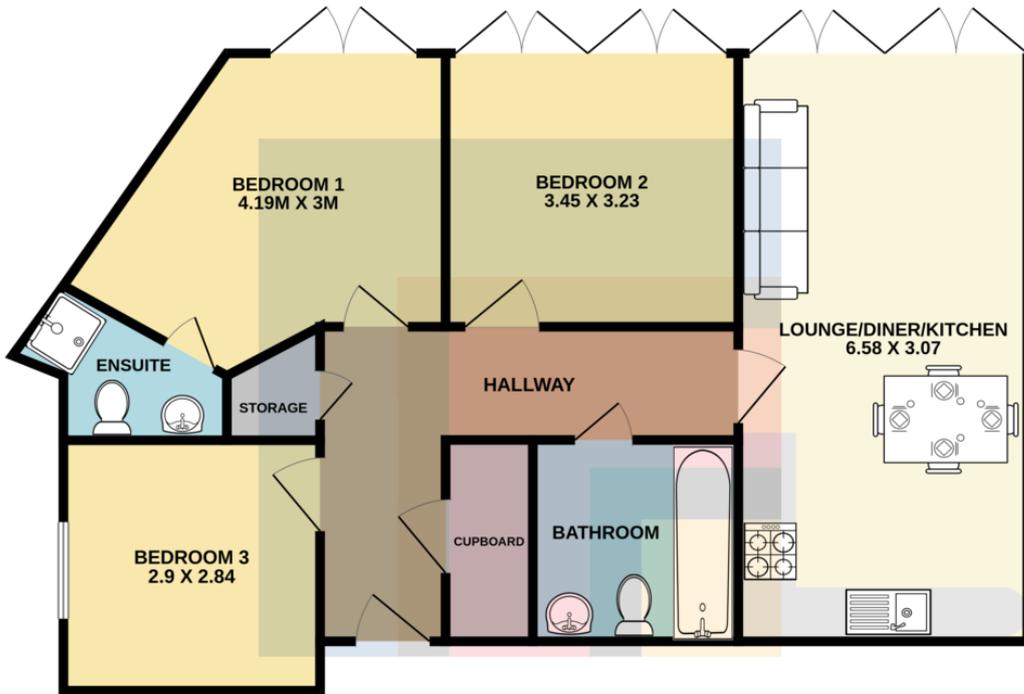


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GROUND FLOOR



BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



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