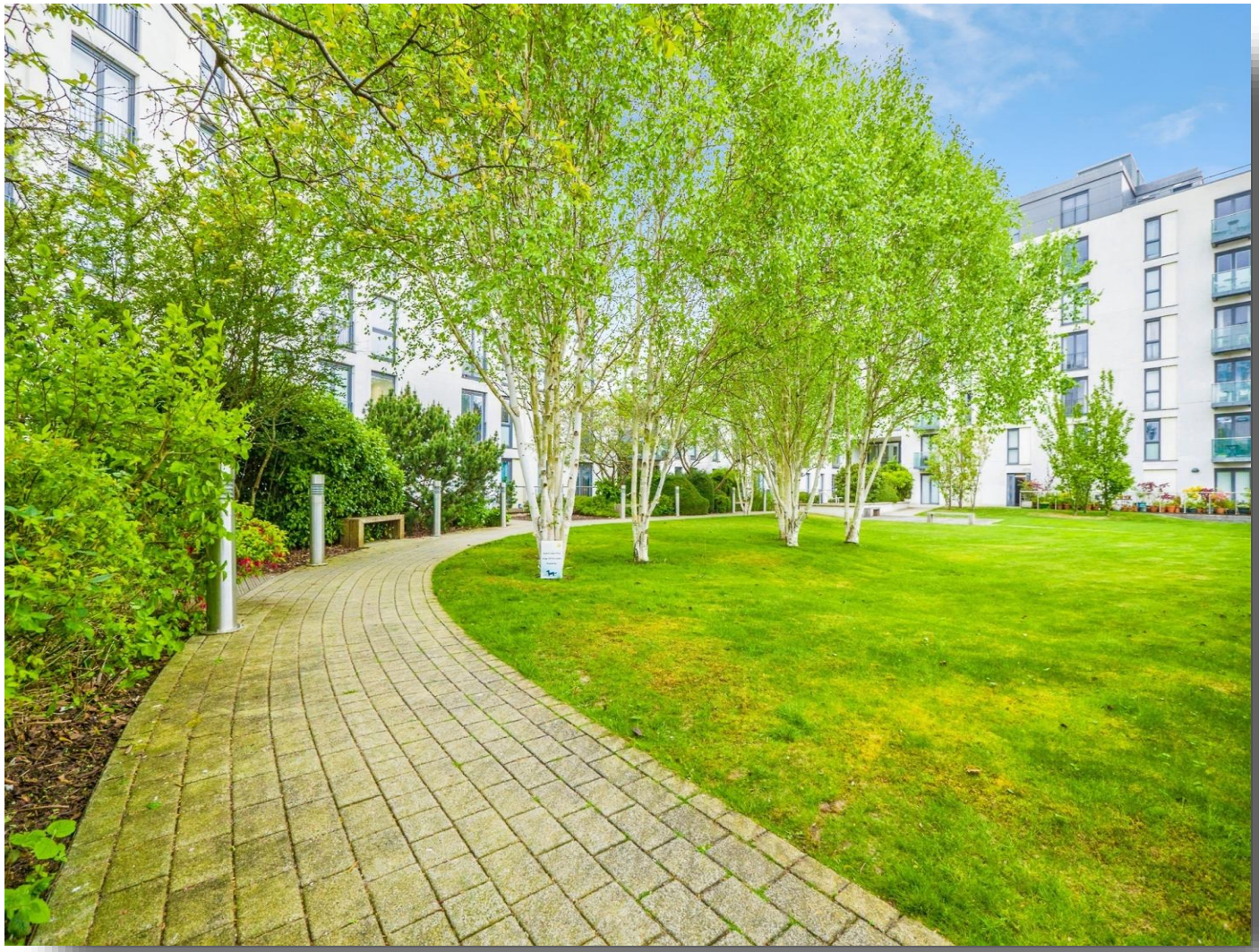
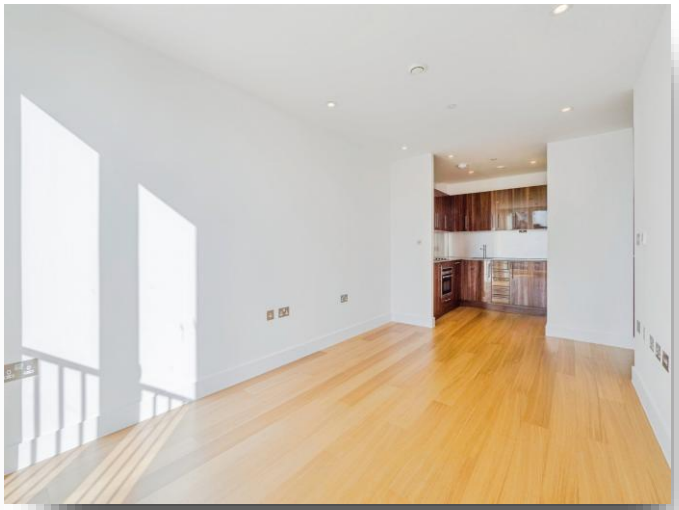






Hayes Apartments, The Hayes, Cardiff CF10 1BQ

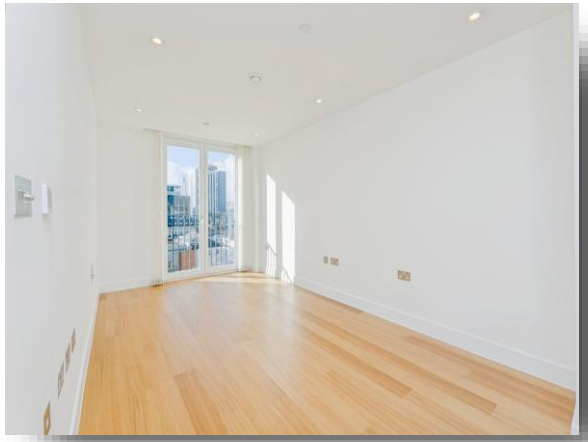
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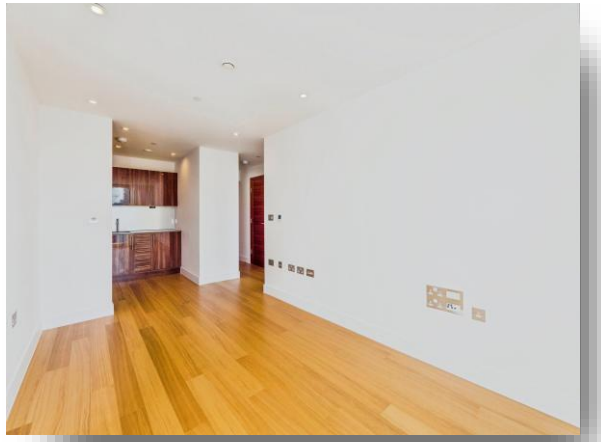
Hayes Apartments The Hayes, Cardiff

Top-floor one-bedroom apartment in the sought-after The Hayes development, Cardiff City Centre. Featuring open-plan living, Juliette balconies with far-reaching city views, underfloor heating, a refitted bathroom, excellent natural light throughout and it benefits from an EWS1 certificate.













Entrance Hall
Entered via an impressive walnut entrance door complete with a security spy hole and letterbox. Finished with elegant wood flooring and recessed spotlights, the space offers a warm and inviting first impression, while a wall-mounted video entry intercom system provides both convenience and peace of mind. A generously sized utility and storage cupboard offers practical space and plumbing for a washer/dryer, ensuring everyday functionality is seamlessly incorporated. The hallway provides access to all accommodation and effortlessly opens into the stunning open-plan kitchen, lounge and dining area.

Kitchen
9' Max x 7' Max (2.74m Max x 2.13m Max)
Beautifully designed with both style and functionality in mind, the contemporary kitchen is fitted with a comprehensive range of sleek wall and base units, complemented by stylish work surfaces and a stainless steel splashback. A stainless steel sink with mixer tap is perfectly positioned within the workspace, while under-cabinet lighting and recessed spotlights enhance the sophisticated finish. Integrated appliances include an electric oven, four-ring hob with extractor canopy over, dishwasher, and fridge/freezer, creating a seamless and uncluttered aesthetic. The continued wood flooring flows effortlessly through to the open-plan lounge and dining area. Ample electrical points are thoughtfully positioned throughout.

Lounge/ Dining Space
15' 8" Max x 9' 3" Max (4.78m Max x 2.82m Max)
A superb open-plan lounge and dining area, thoughtfully designed to create an exceptional space for both relaxed everyday living and entertaining. The room enjoys double glazed uPVC French doors opening onto a Juliette balcony, perfectly framing the spectacular far-reaching views across the Cardiff skyline and city centre landmarks. Continued wood flooring flows seamlessly throughout the open-plan living accommodation with underfloor heating ensures year-round comfort. Further benefits include a TV aerial point and telephone point, completing this stylish and highly versatile living environment.

Bedroom
13' 7" Max x 9' 4" Max (4.14m Max x 2.84m Max)
A generously proportioned double bedroom, benefits from a double glazed uPVC door opening onto a Juliette balcony, allowing natural light to pour into the space while making the most of the impressive elevated views across the Cardiff skyline and city centre. The room features newly fitted carpeted flooring, recessed spotlights, and a built-in double wardrobe with mirrored sliding doors, providing excellent storage. Thoughtfully positioned electrical points offer practicality for modern living, alongside a TV aerial point, telephone point and a wall-mounted electric panel heater completing this stylish and well-appointed bedroom.

Bathroom
7' 7" Max x 5' 11" Max (2.31m Max x 1.80m Max)
Recently refitted modernised bathroom is beautifully appointed with tiled flooring and fully tiled walls, combines contemporary styling with high-quality finishes to create a luxurious and relaxing space. The modern suite comprises a stylish vanity unit incorporating a wash hand basin with mixer tap, low-level WC with dual flush, and a panelled bath with a rainfall shower and contemporary glass shower screen.

Thoughtfully designed with both comfort and practicality in mind, additional features include fitted mirrored cabinetry with inset shelving, providing excellent storage, a heated towel rail, shaver point, extractor fan, and recessed spotlights.

Agents Notes
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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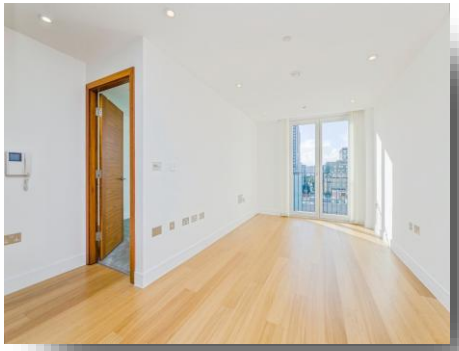
Hayes Apartments The Hayes, Cardiff

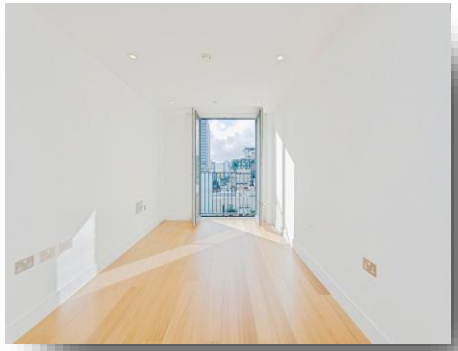
- Top floor apartment in the heart of Cardiff City Centre
- Spacious open-plan lounge, dining and kitchen area
- Two Juliette balconies and underfloor heating throughout
- Secure fob-entry development with bike storage and communal gardens
- No onward chain with EWS1 form in place

Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: 1767.17
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.

£194,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108383

The Property Ombudsman

Property Ref:
CRP108383 - 0007

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