

111 Headlands Hayes Point

Sully, Vale of Glamorgan, CF64 5QH

Watts & Morgan



111 Headlands, Hayes Point

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£289,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A well presented, spacious two bedroom first floor apartment enjoying panoramic views over the Bristol Channel. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, two double bedrooms both with fitted wardrobes and en-suites, additional cloakroom. Externally the property benefits from two allocated parking spaces with additional visitor spaces available. On-site facilities include; approx. 45 acres of communal gardens, 24-hour concierge service, swimming pool, sauna, gym, tennis court and boules piste. EPC rating 'TBC'.

Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

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Summary of Accommodation

Accommodation

A secure communal entrance accessed via a fob with a lift and stairs to all floors. Apartment 111 is located on the first floor. Entered via a solid wooden door into a large welcoming hallway benefiting from solid wood flooring, recessed ceiling spotlights, a wall mounted intercom entry system and a recessed storage cupboard housing the 'Heatrae' hot water cylinder with space and plumbing provided for freestanding white goods.

The spectacular open plan kitchen/dining/living room is the focal point of the home and benefits from original woodblock flooring, an original central feature fireplace, recessed ceiling spotlights and a set of double glazed windows providing elevated views over the communal grounds and the Bristol Channel. The kitchen showcases a range of wall, tower and base units with granite work surfaces. Integral appliances to remain include; a 'Smeg' fridge/freezer, a 'Bosch' electric oven/grill, a 'Bosch' dishwasher, a 'Candy' wine cooler, a 'Smeg' microwave and a 'Bosch' 4-ring electric hob with an extractor fan over. The kitchen further benefits from matching granite upstands, feature splashback, recessed ceiling spotlights, an under-mounted bowl and a half stainless steel sink with a mixer tap over and an island unit with a granite work surface.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window with bespoke fitted shutters. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower with a thermostatic shower over, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a range of wall mounted mirrored storage cabinets, a wall mounted towel radiator and two obscure double glazed windows.

Bedroom two is another spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a double glazed window with bespoke fitted shutters. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a range of wall mounted mirrored storage cabinets and a wall mounted chrome towel radiator.

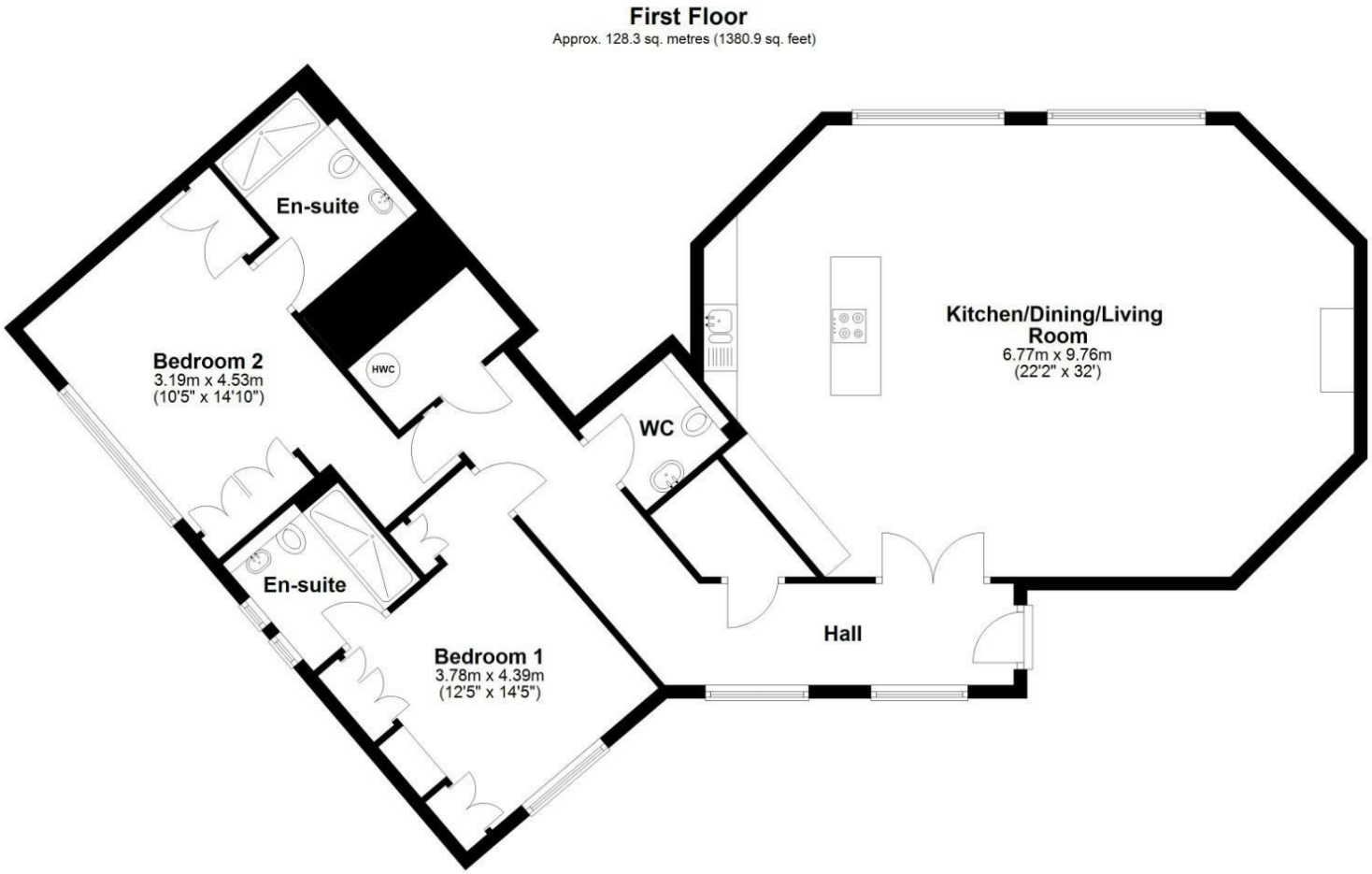
The cloakroom has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a range of wall mounted mirrored storage cabinets.

Garden & Grounds

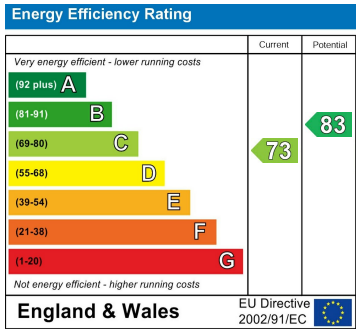
111 Headlands benefits from extensive communal gardens set within 45 acres including historic woodlands, a 24-hour concierge service, a community room, a swimming pool, a sauna, a gym, tennis courts and a boules piste. The property further benefits from two allocated parking spaces with additional parking spaces available.

Additional Information

Electric and water mains connected.
Leasehold with 999 years from 2005 (approx. 979 years remaining).
We have been reliably informed that the service charge is approx. £6208pa to include building insurance and water rates.
We have been reliably informed that the ground rent is £250pa.
Council tax band 'G'.







Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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