
319 Woodlands, Hayes Point
Sully, CF64 5QF
Watts
&Morgan

319 Woodlands Hayes Point

Sully CF64 5QF

£189,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious, two double bedroom third floor apartment located in an executive development enjoying elevated sea views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The property benefits from a 24-hour concierge service, a swimming pool, sauna and tennis courts. The accommodation briefly comprises; entrance hall, spacious open-plan kitchen/living/dining room, a spacious primary bedroom with fitted wardrobes and en-suite, a second bedroom with fitted wardrobes and a family bathroom. Externally the property enjoys two allocated parking spaces with additional visitor parking available. Being sold with no onward chain. EPC rating 'C'.

Directions

Penarth Town Centre – 4.8 miles

Cardiff City Centre – 7.4 miles

M4 Motorway – 9.3 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk













Summary of Accommodation

Accommodation

The secure communal entrance is accessed via a door fob and enjoys stairs and lifts to all floors. 319 Woodlands is located on the third floor.

Entered via a solid wooden door into a welcoming hallway which benefits from wooden flooring, recessed ceiling spotlights, video/audio intercom system and a recessed store cupboard housing the hot water cylinder.

The superb open-plan kitchen/living/dining room is the focal point of the apartment and enjoys continuation of wooden flooring, recessed ceiling spotlights, aluminium double-glazed windows to the rear elevation with aluminium double-glazed sliding doors.

The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; a 4-ring electric hob with an extractor hood over, an electric oven, a microwave, a dishwasher, a fridge/freezer and a washing machine. The kitchen further benefits from a bowl and a half stainless steel sink and recessed ceiling spotlights.

The spacious master bedroom enjoys carpeted flooring, recessed ceiling spotlights, fitted wardrobes and an aluminium double-glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large glass shower cubicle with thermostatic shower over, a wash hand basin and WC set within a vanity unit. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator and recessed wall-mounted mirror cupboards.

Bedroom two is another spacious double bedroom which enjoys carpeted flooring, recessed ceiling spotlights, fitted wardrobes and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a mirror panelled bath with a thermostatic shower over, a wash hand basin and WC set within a vanity unit. The bathroom further benefits from tiled flooring, partially tiled walls, recessed wall-mounted mirror cupboards, recessed ceiling spotlights, a wall-mounted chrome towel radiator and an obscured double-glazed window to the front elevation.

Gardens & Grounds

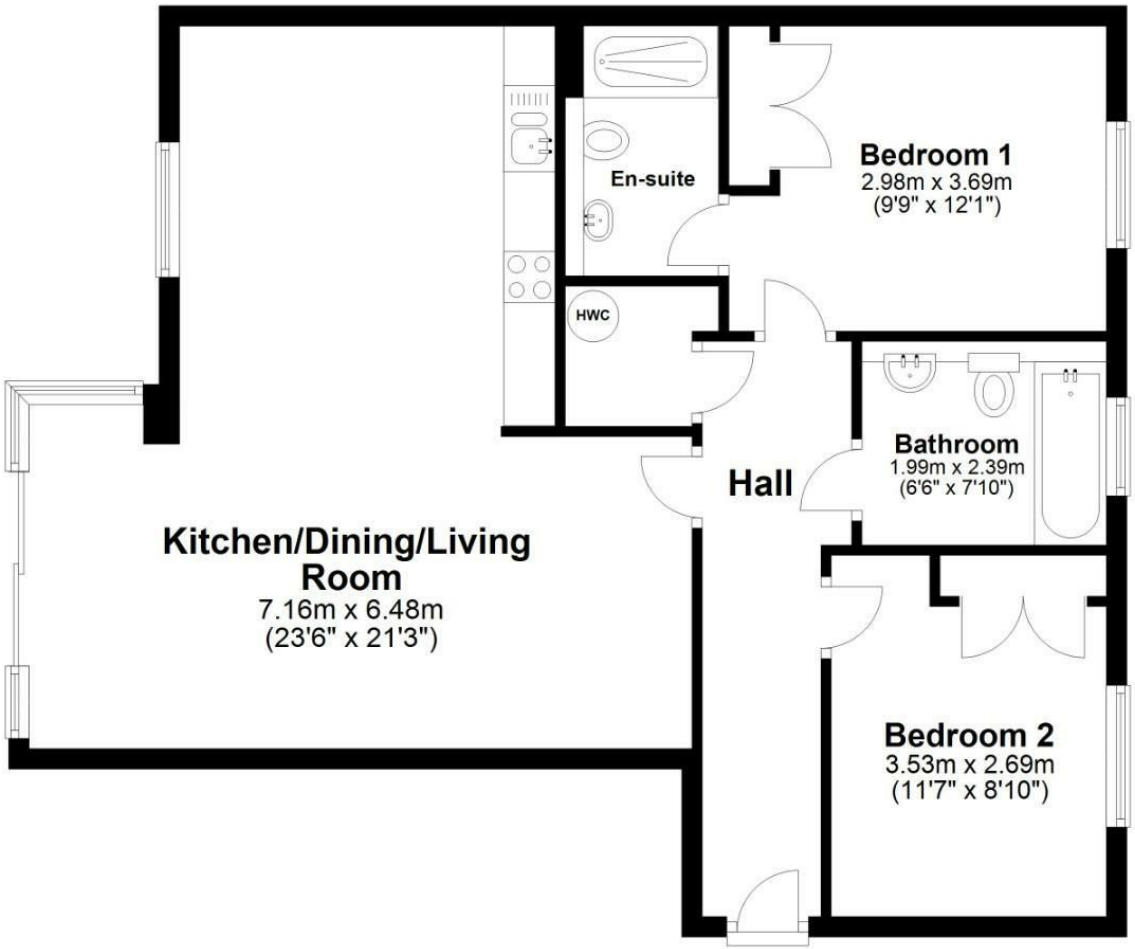
319 Woodlands benefits from spacious communal gardens of approx. 45 acres, a 24 hour concierge service, on-site leisure facilities including swimming pool, sauna, gym and tennis courts. The property further benefits from two allocated parking spaces with additional visitor parking available.

Additional Information

Leasehold - 999 years from 2005 (approx 979 years remaining).
We have been reliably informed that the Service Charge approx. is £4400pa to include building insurance and water rates.
We have been reliably informed that the Ground Rent is £150pa.
Council tax band 'E'.

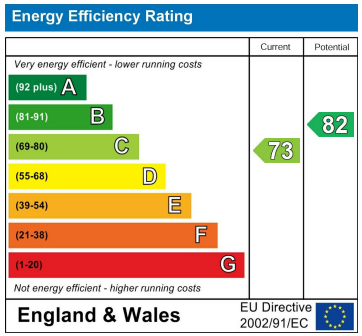
Third Floor

Approx. 75.8 sq. metres (816.4 sq. feet)



Total area: approx. 75.8 sq. metres (816.4 sq. feet)

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.



Scan to view property

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