



£120,000

Hayes Road, Sully

Apartment | 1 Bedroom | 1 Bathroom

01446 488288

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Estate Agents

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# Step Inside

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## Key Features

- Beautiful ground floor apartment located nestled within an exclusive development with 24 Hour Concierge.
- Available for purchase with no onward chain.
- Two allocated parking spaces.
- Abundant natural light through powder-coated aluminium windows
- Access to premier on-site amenities: gymnasium, sauna, tennis courts, and swimming pool
- Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway.

## Property Description

Botham Williams are happy to present this exquisite first-floor one-bedroom apartment, elegantly positioned within a vast 30-acre estate boasting mature grounds, woodlands, and private beach access to the Channel.

## Main Particulars

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This contemporary residence features a thoughtfully designed layout, comprising a welcoming hallway, convenient airing cupboard/storage, a generously proportioned open-plan lounge/dining space, a well-appointed kitchen with patio access, a stylish double bedroom with fitted wardrobes, and a modern bathroom.

### Hall

Upon entry through the communal area served by a lift to all floors, the front door opens to a meticulously designed hallway featuring high-quality oak flooring, modern downlighting, and a practical airing cupboard hosting a pressurized hot water tank. There is access to the Bedroom, Bathroom and Kitchen.

### Lounge/Kitchen/Dining

The lounge/dining/kitchen area is a luminous and open space, adorned with powder-coated double glazed windows and doors. The kitchen showcases white finishes, dark granite work surfaces, and top-of-the-line Smeg appliances.

### Bedroom

The bedroom is a generously sized double room with full-height double glazed windows that open onto the patio.

### Bathroom

The bathroom exudes contemporary elegance with tiled surfaces, a mirror-panelled bath with a shower, a wall-hung wash basin, and a recessed mirror-fronted storage unit.

Outdoor amenities encompass approximately 30 acres of meticulously maintained communal grounds, including tennis courts and a cricket pavilion/pitch. Residents also enjoy the convenience of on-site concierge services, a swimming pool, gymnasium, sauna, and Two allocated parking space.

#### Lease Details:

Lease term: 999 years from 2007

Ground Rent: £250 per annum

Maintenance/Service Charge: £346 per month (inclusive of water rates, buildings insurance, and com





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