



Apartment 1 Headlands, Hayes Road, Sully, Penarth, South Glamorgan  
CF64 5QH

**£155,000 - Leasehold (to be confirmed)**

### Property Summary

We are pleased to be able to offer for sale, this charming ground floor 1 bed property, in a prime corner position, on the sought after Hayes Point development. The unique corner positioning of this property offers abundant natural light from double doors off the living space, and large windows in the kitchen /dining areas which overlook a patio area outside and delightful views of the beautiful landscaped private grounds. The well designed accommodation features an unusual L shaped open plan living/dining /kitchen area, one double bedroom with double doors opening on to the private grounds and a bathroom with shower over bath. Two allocated parking spaces are offered with the property, and residents of Hayes Point also have use of the leisure facilities on site and the added bonus of a 24 hour concierge. This property is to be sold with no ongoing chain. Viewings available.

Do not miss this opportunity to own a home in a stunning location.

### Features

- NEW INSTRUCTION
- GROUND FLOOR APARTMENT
- ONE BEDROOM APARTMENT
- CORNER POSITION
- NO ONGOING CHAIN
- TWO ALLOCATED PARKING SPACES



## Room Descriptions

### HALLWAY

Large open space, with access to the storage cupboard housing water tank and electricity board . Entry handset to wall, wood style flooring .

### LIVING/KITCHEN

Entered off hallway ; wooden style flooring carries on throughout . Two sets of double doors offer an abundance of natural light to the whole L shaped area, and gives access to the outside space that runs along the front of the whole property. There are also windows to the dining/kitchen area.

The kitchen has a good amount of white hi gloss wall and base units with in built hob, oven , fridge freezer , dishwasher and washing machine . Electric heaters to walls.

### BEDROOM

Good size bedroom with 2 sets of double doors that open on to the outside patio space, and offers a huge amount of natural light . 3 door fitted wardrobe , and electric heater .

### BATHROOM

Accessed via door off entrance hallway . Good size bathroom with shower over bath, WC and sink. Also offers towel radiator to wall and glass unit to wall offering storage. Tiled throughout .



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	