



£250,000
leasehold

**113 Headlands, Hayes Road,
Sully CF64 5QH**

- EPC Rating: D
- Stunning Waterfront 1st Floor Apartment
- Spectacular Sea Views Of Bristol Channel & Beyond
- 2 Double Bedrooms - Master with Walk-In Closet & En-Suite
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About The Property

Located on the first floor you will find this stunning waterfront apartment with spectacular sea views of the Bristol Channel. On site facilities include electric barrier entry, 24 hour concierge, lift to all floors, tennis courts, landscaped grounds with direct access onto the beach and shore-line plus fitness suite with gymnasium & indoor swimming pool. Beautifully presented internally. Complimented with double glazing, electric heating, video entry, 2 allocated plus visitor parking spaces and 999 year lease from 2006. Briefly comprising communal entrance, welcoming hall, impressive main room with the lounge and dining area open plan to the kitchen - fully integrated plus with solid granite worktops, master bedroom with walk-in closet plus built in wardrobes and en-suite shower room, the second bedroom also benefits from built in wardrobes and the stylish bathroom completes the accommodation. Viewing highly recommended.

Accommodation

Communal Entrance

Entered via intercom entry, access to all apartments plus fitness suite & conference room, with lifts and stair well's.

Hall

Entered via double doors into welcoming hall with automated light on entry, solid oak flooring, access to all rooms, entry-phone, walk-in cloaks/airing cupboard - oak flooring & automated light.

Utility Closet

Automated light, plumbed for washing machine with space for tumble drier, ceramic tiled floor.

Main Room 31' 6" max x 19' 4" (9.60m max x 5.89m)

Open plan living at its finest Solid oak flooring throughout, 2 large picture windows to rear offering stunning sea views of the Bristol Channel.

Lounge & Dining

TV point, telephone point, wall mounted contemporary electric fire, coving with discreet mood lighting.

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Kitchen

Comprehensively fitted stylish kitchen with a matching range of contemporary 'Hi Gloss' white base and eye level units with under lighting and solid granite worktops, inset 1+1/2 bowl sink unit with single drainer & insinkerator for instant boiling hot water, glass splash back, integrated 'Smeg' appliances to include a fridge, freezer, fan assisted oven and dishwasher plus built in microwave oven and fitted Candy wine chiller, a central matching island with granite worktop has a built-in four ring induction hob with a cooker hood over, extractor fan.

Bedroom 1 14' 1" x 12' 7" max (4.29m x 3.84m max)

Master double bedroom, window to front, built in triple wardrobes, TV point, telephone point, with walk in closet with automated light on entry & fitted to the side with hanging space and shelving.

En Suite Shower Room

Fitted with a three piece stylish white suite comprising a tiled double shower enclosure, twin wall mounted wash hand basins and close coupled WC with hidden cistern, tiling to all walls, heated chrome towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, ceramic tiled flooring.

Bedroom 2 13' 2" x 8' 5" (4.01m x 2.57m)

Window to front with spectacular sea view, built-in triple wardrobes, telephone point, TV point.

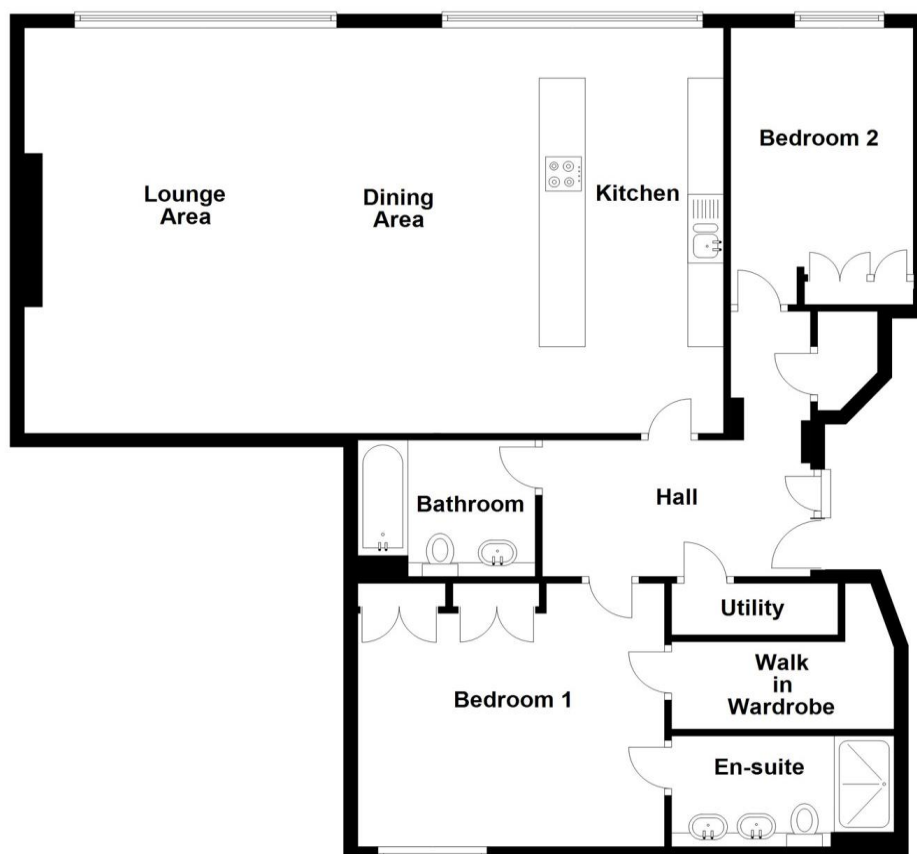
Bathroom

Fitted with a three piece stylish white suite comprising a deep paneled bath with hand shower attachment over and glass screen, wall mounted wash hand basin and close coupled WC with hidden cistern, tiling to all walls, heated chrome towel rail, extractor fan, wall mounted mirrored cabinet, shaver point, ceramic tiled flooring.

Grounds

Set in communal landscaped grounds of approximately 45 acres including woodland with barrier entry, 2 allocated parking spaces plus visitor parking, to the side a cricket ground plus tennis courts and boules green, and to the rear a large lawn sweeping down to the beach with gated entry.

First Floor



This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.
Plan produced using PlanUp.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.