



Headlands, Hayes Road, Sully, Penarth, CF64 5QH

Welcome to

Headlands, Hayes Road, Sully Penarth

With its superb uninterrupted, panoramic views of the Bristol Channel this two double bedroomed, penthouse apartment with two ensuite, offers an almost unique setting for those discerning buyers wanting a view! Onsite facilities include indoor pool, gym, sauna, tennis courts, and 24-Hour Concierge

Entrance Porch

Entered via double doors located opposite the lift, hanging and storage space, access to roof space which can only be accessed from the porch, further door to the entrance hall.

Entrance Hall

Spacious entrance hallway opening to the open plan lounge and dining room, doors leading to the separate kitchen, cloakroom/WC, storage room and two bedrooms.

Open Plan Lounge Dining Room

Fantastic space with three double glazed patio doors with superb views over the Bristol channel and leading onto roof terrace, wall mounted electric heaters, Power points. Phone point and TV points,

Kitchen

Ceramic tiled floor. Range of contemporary high gloss wall and base units with black granite worktops. Integrated appliances including a four-burner ceramic hob, electric oven, microwave and extractor hood, washing machine and dishwasher. Wine chiller. Fridge freezer. One and a half stainless steel inset sink with drainer. Tiled splashbacks. Recessed lighting. Power points. Double glazed doors with views of the Channel.

Storage Room

Providing large walk in storage cupboard.

Cloakroom/WC

White suite comprising WC and wash hand basin

Master Bedroom

Double glazed triple patio doors with excellent water views and giving access onto the balcony. Power, TV, and phone points, door leading to dressing room

Dressing Room

With fitted shelving, rails and drawers.

Master Ensuite

Double glazed windows onto the balcony. White suite comprising bath with mixer shower and overhead shower, two wash hand basins and a WC with concealed cistern. Heated towel rail. Shaver point. Recessed lights. Extractor.

Bedroom Two

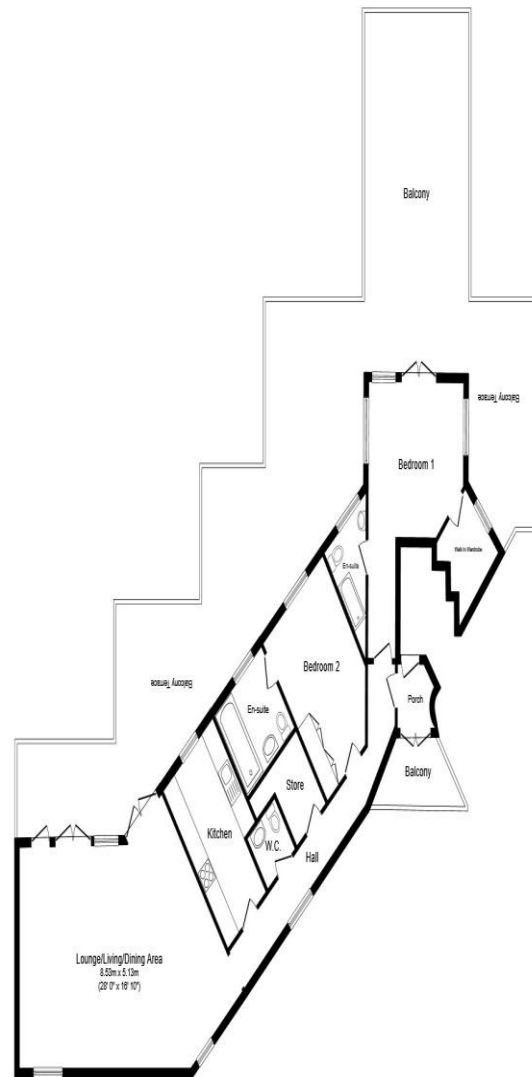
Fitted wardrobe. Double glazed windows, Wall mounted electric heater. Power points. TV point. Phone point. Door leading to ensuite.

Ensuite

White suite comprising a shower cubicle with mixer shower and overhead shower, WC with concealed cistern and a wash hand basin. Recessed lights. Extractor. Shaver point. Heated towel rail.

Roof Terrace

An extensive, impressive balcony laid to artificial grass and with superb, wide-ranging views across the communal grounds, Sully and the Bristol Channel with islands. Glass balustrades. Outdoor power points and lights. South facing aspect. The balcony is accessed from both bedrooms, kitchen and the lounge.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Headlands, Hayes Road, Sully, Penarth

- A superb 2 double bedroomed penthouse apartment offered with NO CHAIN and an extensive roof terrace with stunning sea views
- Two double bedrooms (one with direct access to the roof terrace) both with ensuite and a separate cloakroom/WC ideal for guests.
- Very spacious open plan living room with lounge and dining spaces plus a separate kitchen replete with marble worktops and integrated appliances.
- Set within an exclusive development of approx 45 acres with a 24 hour concierge and use of tennis courts, indoor pool, gym and sauna
- Two parking spaces close to the buildings entrance and beach access

Tenure: Leasehold EPC Rating: D

Council Tax Band: H Service Charge: 8190.00

directions to this property:

From the M4 J33, take the A4232 signposted to Penarth, continue past the turn off to St. Fagans Museum and then take the next slip road off. At the roundabout take the third exit onto the A4050 sign posted to Barry/Cardiff Airport and proceed over four roundabouts. At the fifth roundabout take the first exit onto the Barry Docks Link Road (A4231), proceed over one roundabout and at the next roundabout (adjacent to the McDonalds) take the 2nd exit onto Sully Moors Road (A4267). At the next roundabout take the 2nd exit onto Hayes Road, continue past the entrance to the Ty Hafan Children's hospital and the entrance to Hayes Point can be found on the right hand side, with a visitor parking area located to the side of the security barrier.

view this property online allenandharris.co.uk/Property/PNR106898



Property Ref:
PNR106898 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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