



Auction

2 bed apartment to buy in CF64

Hayes Road, Sully, Penarth, Vale of Glamorgan, CF64 5QG

£150,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Highly sought after development
- ✓ Hallway, Lounge/Diner, 2 Beds, 2 Baths and Study
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Underfloor Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Presenting an exceptional opportunity to acquire a two-bedroom flat in a highly sought after development, this premium residence is being sold via secure sale online bidding. Terms and conditions apply.

Upon entering, you are welcomed by a spacious hallway that leads seamlessly into a generous lounge and dining area, perfectly designed for both relaxation and entertaining.

The property offers two well-proportioned bedrooms, including a principal suite with its own en-suite bathroom, complemented by a stylish family bathroom. A study provides an ideal space for remote working. Residents of this exclusive development benefit from an impressive array of on-site amenities, including a 24-hour concierge service, a heated swimming pool, a sauna, a fully equipped gymnasium and tennis courts.

Allocated parking ensures convenience, while ample visitor parking.

The flat enjoys direct access to the scenic coastal path and beach, and is ideally situated for easy access into the town centre and Cardiff City Centre, making commuting and socialising effortless. Viewings are strictly by appointment only, so contact us today to arrange a viewing.

Hallway

5.39m x 3.14m

Kitchen/Diner

4.25m x 3.57m

Living Room

5.65m x 3.53m

Office

2.13m x 2.53m

Bathroom

1.72m x 2.37m

Bedroom 1

2.89m x 5.47m

En-Suite

1.22m x 2.23m

Bedroom 2

2.73m x 3.5m

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £5,313.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated, Visitor

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Underfloor Heating

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Hallway

5.39m x 3.14m (17'8" x 10'3")

Kitchen/Diner

4.25m x 3.57m (13'11" x 11'8")

Living Room

5.65m x 3.53m (18'6" x 11'6")

Office

2.13m x 2.53m (6'11" x 8'3")

Bathroom

1.72m x 2.37m (5'7" x 7'9")

Bedroom 1

2.89m x 5.47m (9'5" x 17'11")

En-Suite

1.22m x 2.23m (4'0" x 7'3")

Bedroom 2

2.73m x 3.50m (8'11" x 11'5")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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