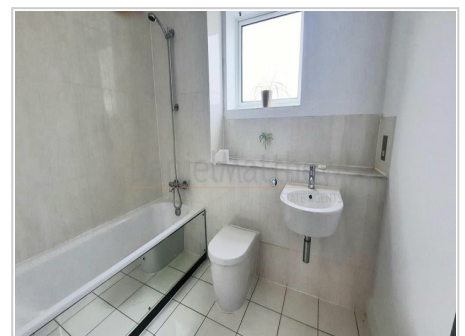
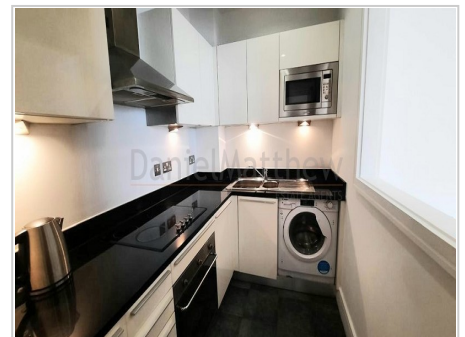


25 Courtlands  
Hayes Road  
Sully  
Penarth  
The Vale Of Glamorgan

£125,000



- Bungalow/Chalet Apartment
- One Double Bedroom
- Well Presented Throughout
- Communal Grounds
- Close To Beach
- Use of Gym, Sauna And Swimming Pool
- Use Of Tennis Courts
- Ideal For First Time Buyers/Investors
- NO ONWARD CHAIN
- Call To Arrange Your Viewing On 01446 502806

Ref: PRB10229

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\* IDEAL STARTER HOME, NO ONWARD CHAIN \*\*** Daniel Matthew are pleased to offer for sale this Bungalow/Chalet situated on the ever popular Hayes Point development. The property comprises living room, kitchen, inner hallway, one double bedroom and bathroom. The development has acres of grounds including, tennis courts, Boules/Pentanque court and cricket pitch. Mature planting and pathway leading down to Sully beach. There is also a gymnasium, swimming pool and sauna for use by all residence. A short drive into Barry or Penarth for your all local amenities. Easy connection to Cardiff via Barry Docks link road and old Cardiff road. Offered for sale with no ongoing chain. Viewing's are highly recommended to fully appreciate. Call 01446 502806 to book your appointment

---

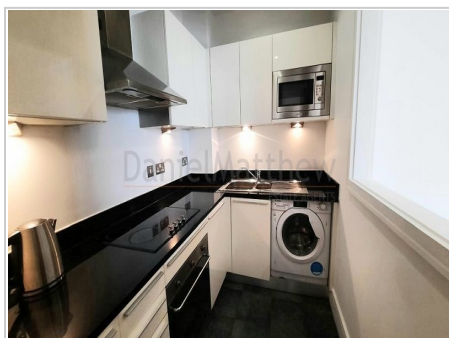
## Accommodation

---



**Open Plan Living Room (17' 06" Max x 19' 09" Max) or (5.33m Max x 6.02m Max)**

Enter through door into living area, wood flooring, plain walls, plain ceiling, UPVC double glazed window to front aspect, wall mounted heating unit, door leading to :-



**Kitchen (9' 11" Max x 6' 0" Max) or (3.02m Max x 1.83m Max)**

Tiled flooring, plain walls, plain ceiling, UPVC double glazed window to rear aspect, a range of base and eye level units with high gloss doors and complimentary work surfaces, fitted oven and ceramic hob, integrated fridge/freezer, dishwasher and washing machine



**Bathroom (7' 10" x 6' 7") or (2.39m x 2.01m)**

Tiled flooring, plain walls, three piece suite comprising concealed back WC, wash hand basin and a panel enclosed bath with shower over, chrome towel radiator, UPVC window to rear aspect



**Bedroom One (12' 7" x 9' 11") or (3.84m x 3.02m)**

Fitted carpet, plain walls, plain ceiling, UPVC patio doors leading to communal courtyard, fitted wardrobe, wall mounted electric heater

---

## Services

Mains electricity, mains water, mains drainage

---



EPC Rating: D57

## Tenure

We are informed that the tenure is Leasehold

Length of lease: .

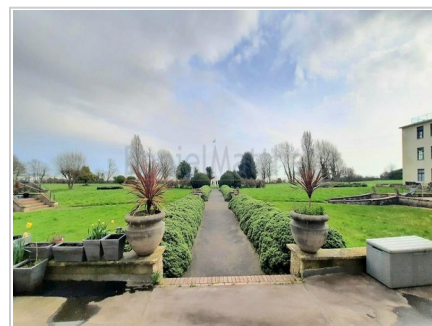
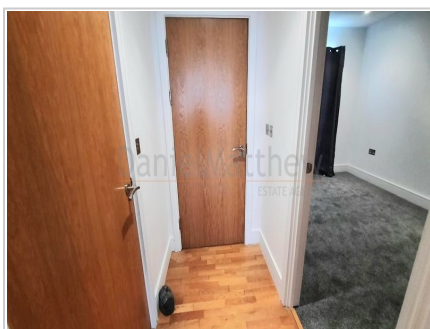
## Ground Rent

## Service Charge

## Council Tax

Band D

Deposit: £0.00



*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*