

12 Courtlands,  
Hayes Road,  
Sully,  
The Vale Of Glamorgan.  
CF64 5QG

119,950



- Refurbished ground floor flat
- Sun terrace
- Dedicated car parking
- Use of pool, sauna & fitness suite
- Open plan kitchen, dining & living area
- Double bedroom with wardrobes
- Contemporary bathroom
- Landscaped grounds & access to coastline
- No stamp duty payable

Ref: PRA11242

Viewing Instructions: Strictly By Appointment Only

## General Description

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Self-contained ground floor apartment with sun terrace, dedicated car parking and use of leisure facilities which include a heated indoor swimming pool, fully equipped fitness suite and sauna. Set in 38 acres of landscaped grounds which have direct access to the coast. NO CHAIN.

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## Accommodation

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### Property Summary

The ground floor flat (or bungalow) briefly comprises:

- Open plan kitchen / dining / living area
- Double bedroom
- Bathroom
- Airing cupboard with immersion heater

The property also enjoys an outside courtyard area.

Specifications include:

- Oak floor (recently sanded and re-varnished)
  - Integrated dishwasher
  - Built in electric oven
  - Electric hob
  - Built in microwave
  - Bathroom with new mirrors & chrome heated towel rail
  - Dual aspect living area
  - Bedroom with new fitted carpet, built in wardrobes and French doors
  - Electric heaters
  - Re-decorated throughout
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## Leisure Facilities

The property is set within approximately 38 acres of landscaped grounds which have direct access to the coast.

Site facilities include an indoor swimming pool, fully equipped fitness suite, sauna and changing rooms with shower facilities.

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## Car Parking

There is a single allocated car parking spaces close to the property.

There is also a large designated visitor car parking area.

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## Additional Information

The service charge for 2024 is £1545.43 per half year making a total of £3090.86 for the year.

The ground rent is £150 per annum.

Dogs are permitted.

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## Services

Mains electricity, mains water and mains drainage.

EPC Rating:60

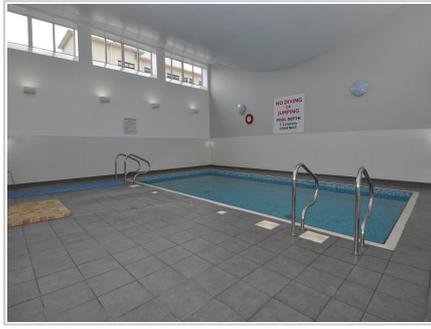
## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band D





# 12 Courtlands, Hayes point, Sully, CF64 5QG



Total area: approx. 49.7 sq. metres (535.3 sq. feet)  
For illustration purposes only - not to scale

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*