



HAYES APARTMENTS
THE HAYES
CARDIFF CF10 1BN

OFFERS IN EXCESS OF
£260,000



TWO BEDROOM APARTMENT



2



1



2



1

****IMMACULATE CITY CENTRE**

APARTMENT* NO CHAIN** MGY are pleased to present for sale a fourth floor, two bedroom apartment within the popular city centre development, The Hayes. The spacious accommodation comprises of entrance hall to lounge/diner and modern fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, three Juliette balconies, underfloor heating system, bike storage and one parking space. The secure development requires fob access and has beautiful communal grounds. EWS1 form in place. No chain. Viewing highly recommended.

LOCATION

The Hayes development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

ENTRANCE HALL

Entered via walnut effect door, with security spy hole and letter box. Wood flooring. Wall mounted video entry intercom system. Large storage cupboard, with space for washer/dryer. Spotlights.

LOUNGE/DINER

21' 4" x 9' 10" (6.51m x 3.00m)
Double glazed uPVC French doors, leading to Juliette balcony. Great city centre views. Ample natural daylight. Wood flooring. Underfloor heating. Telephone point. TV Aerial point. Open plan living.

KITCHEN

10' 0" x 6' 10" (3.06m x 2.10m)
Modern kitchen. Fitted units, with work surfaces incorporating stainless steel sink, with dual tap. Ample storage. Under unit lighting. Built in microwave, oven, four ring hob and extractor hood over. Integrated dishwasher and fridge freezer. Extractor fan. Spotlights. Spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 806 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

MASTER BEDROOM

16' 4" x 9' 7" (5.00m x 2.93m)
Double glazed uPVC French door, leading to Juliette balcony. Additional double glazed uPVC window, to front. Great city centre views. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights. Door to:-

EN-SUITE

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Large shower cubicle, with rainfall shower. Shaver point. Fitted mirrored and inset shelving. Extractor fan. Heated towel rail. Spotlights.

BEDROOM TWO

14' 2" x 8' 8" (4.34m x 2.65m)
Double glazed uPVC French door, leading to Juliette balcony. Great city centre views. Double bedroom. Carpeted flooring. Built in wardrobe, with mirrored sliding doors. Wall mounted electric panel heater. Telephone point. TV Aerial point. Extractor fan. Spotlights.

BATHROOM

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Panelled bath, with rainfall shower over and glass shower screen. Fitted mirrored and inset shelving. Shaver point. Extractor fan. Heated towel rail. Spotlights.

COMMUNAL GARDENS

Laid to lawn with seating.

PARKING

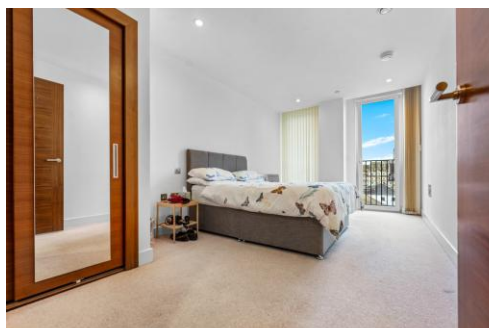
One parking space. Secure barrier access, with fob entry.

TENURE

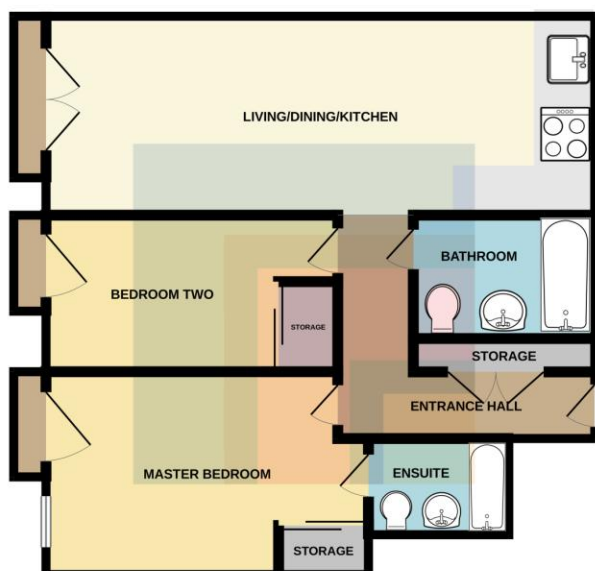
MGY are advised that the property is leasehold, with a term of 150 years from 2008. Service charges of £3,168.64 per annum, which includes building insurance, lift maintenance, secure fob access, video entry intercom system, onsite caretaker, maintenance of internal and external communal areas/communal gardens, regular cleaning and refuse disposal, bike storage and secure barrier access to allocated parking. Ground rent £200 per annum.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 1/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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