



**Cog Road, Sully, Penarth, The Vale Of Glamorgan. CF64 5TE**

**Offers In Excess Of £450,000**



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**DanielMatthew**  
ESTATE AGENTS



## Cog Road, Sully, Penarth, The Vale Of Glamorgan. CF64 5TE

### Offers In Excess Of £450,000

LAND FOR DEVELOPMENT - As planning permission has been granted for the cottage to be demolished and a four bedroom detached property being erected in its place. Daniel Matthew are delighted to offer to the market this beautiful three bedroom detached Cottage, situated in a prime position in the highly sought after village of Sully. Property comprises to the ground floor, porch, hallway, cloakroom, large lounge/dining room, spacious kitchen/breakfast room and utility room. To the first floor three bedrooms and family bathroom. Further benefits are single garage, off road parking. CALL 01446502806



## Entrance Porch

Enter via UPVC double glazed door leading into porch, UPVC double glazed window to front aspect, panelled ceiling, brick walls, tiled flooring, wooden door leading into Hallway.

## Hallway

UPVC double glazed window to front aspect, papered ceiling, plain walls with dado rail, parquet flooring, radiator, staircase leading to first floor, large understairs storage cupboard, doors leading into cloakroom and Lounge/dining room.

## Cloakroom/w.c (5' 07" x 3' 10") or (1.70m x 1.17m)

wooden obscured window to front aspect, panelled ceiling, papered walls, tiled flooring, two piece white suite comprising low level WC and floating wash hand basin inset into vanity unit, wall mounted electric consumer unit.

## Lounge/Diner (29' 09" Max x 18' 06" Max) or (9.07m Max x 5.64m Max)

Wooden bay window to front aspect, UPVC double glazed sliding doors to rear aspect, Two sash windows to rear aspect, papered ceiling, plain walls, wooden flooring, wood burner with brick surround, radiator, door leading to Kitchen.

## Kitchen/ Breakfast Room (27' 0" Max x 15' 0" Max) or (8.23m Max x 4.57m Max)

Two UPVC double glazed window to front and rear aspect, velux window to rear, UPVC double glazed door leading to rear garden, plain ceiling, artexed walls, tiled flooring, a range of matching wall and base units with complimentary solid granite work surfaces, breakfast bar, tiled splashback, ceramic sink with drainer and mixer tap, plumbing for dishwasher, large area for dining table and chairs, log burner with brick surround. door leading to utility room.

Britannia double range oven, seven ring gas oven.

## Utility Room (9' 04" x 8' 0") or (2.84m x 2.44m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, textured ceiling, plain walls, tiled flooring, loft access which is boarded, matching base and corner wall unit, one and a half bowl sink with drainer and mixer tap. space and plumbing available for washing machine and tumble dryer, door leading into garage.

## Landing

Velux window to front aspect, papered ceiling, plain walls, fitted carpet, doors leading into three bedrooms and bathroom, deep storage cupboard.

## Bedroom One (14' 10" x 14' 03") or (4.52m x 4.34m)

Two UPVC double glazed windows to front and rear aspect with beautiful sea views, papered ceiling, plain walls, wood effect laminate flooring, radiator.

## Bedroom Two (15' 0" x 12' 05") or (4.57m x 3.78m)

Two UPVC double glazed window to front and rear aspect, papered ceiling, plain walls, wood effect laminate flooring, storage to eaves, radiator.

## Bedroom Three (10' 10" x 4' 09") or (3.30m x 1.45m)

UPVC double glazed window to rear aspect, papered ceiling, plain walls, wood effect laminate flooring, Ideal room which can also be used as an office.

## Bathroom (10' 06" x 5' 09") or (3.20m x 1.75m)

UPVC double glazed window to front aspect, plain ceiling, tiled floor to ceiling, chrome heated towel rail, three piece white suite comprising low level WC, floating wash hand basin, corner bath with mixer tap and mains over head shower.

## Garage

Single garage. Electric roller shutter door.

## Outside

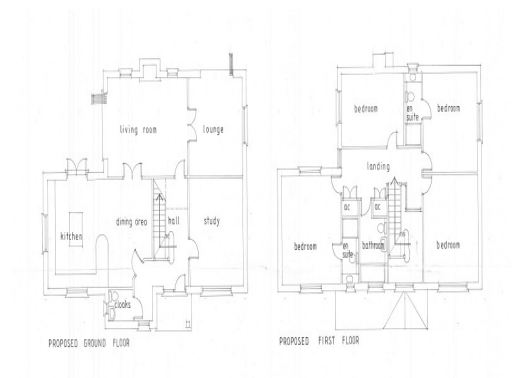


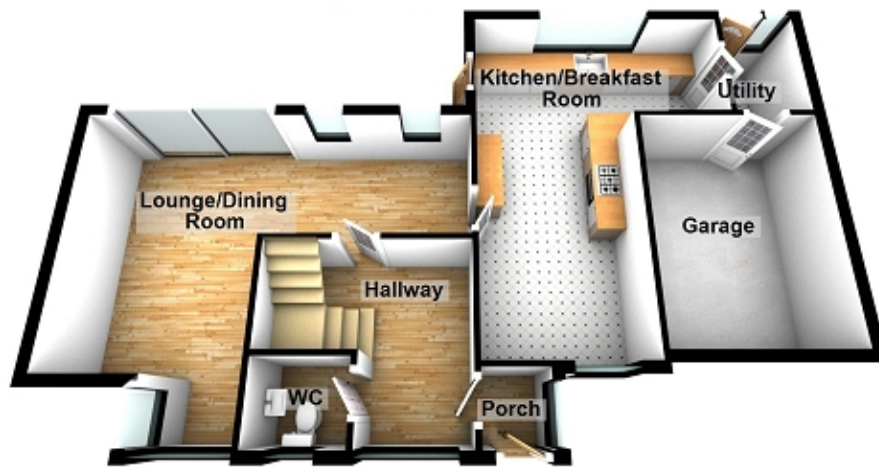
## Services


This property has the following services: Mains electricity, mains water, mains gas, mains drainage

## Tenure

The resale tenure for this property is Freehold





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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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