



**Andrew Road, Cogan, CF64 2NS**

## **Welcome to**

### **Andrew Road, Cogan**

Situated conveniently for the local railway as well as road/bus links to both Penarth and Cardiff, this bay fronted home offers fantastic space throughout with three reception rooms and three double bedrooms. With south facing garden its ideal for both families and first-time buyers alike.

#### **Entrance Hall**

Ornate coved ceiling with mouldings and cornicing, radiator, stairs to first floor with storage under and doors to lounge, sitting room and dining room.

#### **Lounge**

13' 2" into bay x 11' 5" max ( 4.01m into bay x 3.48m max )

Double glazed bay window to front, original ornate coved ceiling

#### **Dining Room**

11' 8" x 9' 11" max ( 3.56m x 3.02m max )

Glazed door to lean to

#### **Kitchen**

10' 4" x 9' 10" ( 3.15m x 3.00m )

Double glazed window to rear and side, part double glazed door to side leading to the rear garden, wall mounted gas central heating combination boiler, one and a half bowl sink and drainer unit with mixer tap, wall and floor mounted kitchen units with work surface over, space for washing machine, fridge-freezer and cooker.

#### **Landing**

Split level with spindles and balustrades and loft access with pull down ladder

#### **Bedroom 1**

15' 5" max x 10' 5" ( 4.70m max x 3.17m )

two double glazed windows to front and radiator.

#### **Bedroom 2**

11' 7" x 9' 9" max ( 3.53m x 2.97m max )

Double glazed window to rear and radiator.

#### **Bedroom 3**

10' 10" x 9' 9" ( 3.30m x 2.97m )

Double glazed window to rear and side and radiator

#### **WC**

Double glazed window too side and wc

#### **Shower Room**

Double glazed window to side, wash hand basin set into vanity unit with two drawers, double width shower cubicle, tiled walls, heated towel rail, radiator, spotlights and loft hatch.

#### **Front Garden**

Forecourt to front

#### **Rear Garden**

South facing rear garden laid mainly to patio slab with raised planters, part stone walled boundaries and outside tap.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Welcome to  
Andrew Road,  
Cogan**

- Council Tax Band - D
- A spacious three double bedroom, three reception room bay fronted home.
- South facing garden, close to local amenities with great transport links
- Double glazing and part gas central heating
- Catchment for the well regarded St. Cyres School

Tenure: Freehold EPC Rating: D

guide price

**£280,000**



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