



Cog Road, Sully, Penarth, CF64 5TE

Welcome to

Cog Road, Sully, Penarth

****NO CHAIN****

A stunning home, extensively extended and beautifully presented located in the sought after coastal village of Sully. With its large southerly facing rear garden, superb open plan living space with contemporary kitchen and bi-fold doors, it also offers scope to extend further.

Entrance Porch

Entered via a contemporary door with double glazed light to side, gas and electric meter cupboards and glazed door to entrance hall.

Entrance Hall

Open riser stairs to first floor with storage space under, solid wood flooring, radiator and contemporary doors to open plan living space, sitting room and cloakroom/wc.

Cloakroom

Double glazed window to front, contemporary suite consisting of a WC and a wall mounted wash hand basin with mixer tap over, attractively tiled walls with complimenting tiled floor, towel style radiator and spotlights.

Sitting Room

19' 7" x 11' 10" (5.97m x 3.61m)
Double glazed orial style window to front with deep cill and fitted plantation style shutters, double glazed sliding patio doors which open onto the rear garden, two radiators and spotlights.

Open Plan Living Space

28' 6" x 23' 3" max (8.69m x 7.09m max)
A capacious room benefitting from an attractive tiled floor with underfloor heating and spotlights throughout and enough space to be used as several living areas, including
Dining area lit with two lantern roof lights, a large double glazed picture window to the side and bi-fold doors to one wall opening onto the rear garden;
Lounge area with double glazed window to front with fitted plantation style shutter;
Kitchen with double glazed window to front with plantation style fitted shutters, a stunning

contemporary kitchen with dark blue shaker style units with copper handles and contrasting white quartz worktops, an integrated sink with mixer tap with boiler tap, a large island with white quartz worktops and a contrasting solid timber work top to the breakfast area, plus numerous integrated appliances to include an induction hob with down-draft extractor, eye-level double oven and warming drawer, wine cooler as well as space for an American style fridge/freezer, and the kitchen units are beautifully accentuated with low level plinth lighting;
A utility area with further kitchen units to match the main kitchen area with solid timber worktop spaces for a washer machine and a dryer.

First Floor Landing

A large double glazed picture window to rear providing lots of light into both the hall and landing areas, loft access and doors to four bedrooms and a family bathroom.

Master Bedroom

12' 2" x 10' 3" (3.71m x 3.12m)
Double glazed window to front with fitted plantation style shutters, radiator and door to ensuite.

Ensuite

Double glazed window to front, wc, pedestal wash hand basin with mixer tap over, double width shower cubicle, tiled floor and radiator.

Bedroom 2

12' 2" x 10' 9" max (3.71m x 3.28m max)
Double glazed window to front with fitted plantation style shutters, radiator.

Bedroom 3

13' 1" x 7' 3" (3.99m x 2.21m)
Double glazed window to front with fitted plantation style shutters, radiator.

Bedroom 4

7' 2" x 12' 2" (2.18m x 3.71m)
Double glazed window to front with fitted plantation style shutters, radiator.

Bathroom

Double glazed window to front, contemporary suite consisting of a WC, wash hand basin set into a vanity unit with storage drawers under, panelled bath with shower end and a mains fed shower and glass screen, attractive tiled wall with complimenting tiled floor, towel style radiator and an airing cupboard housing hot water tank.

Front Garden

Brick paved driveway providing parking for several vehicles and leading to a double garage, remainder laid to lawn with low level brick boundary walls and side access to rear.

Rear Garden

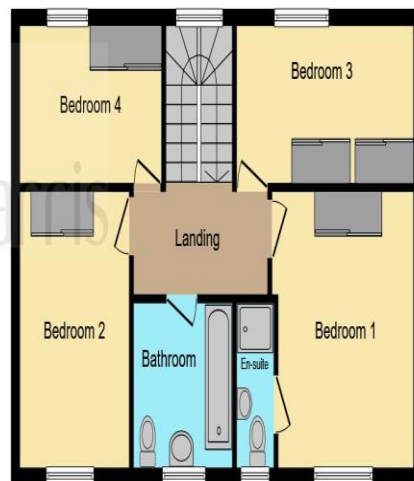
A generously proportioned southerly facing rear garden with an expansive lawn ideal for children. An attractive terrace has been laid in similar tiling to match the living space providing a seamless flow from inside to outside, an provides a perfect setting for alfresco dining and entertaining.

Double Garage

17' 11" x 17' 4" (5.46m x 5.28m)
Accessed by two up and over doors, part double glazed door to rear garden, double glazed window to rear, power, light and under eave storage.



Ground Floor



First Floor

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



Welcome to

Cog Road, Sully, Penarth

- ****NO CHAIN**** Substantially extended, detached family home set on a generous plot offering further scope to extend (subject to planning constraints)
- Large and private southerly facing rear garden, parking for several cars leading to a double garage
- Capacious open plan living space with contemporary kitchen, utility area, lounge and a dining area lit by lantern lights
- Separate spacious sitting room, contemporary downstairs WC and family bathroom
- Master bedroom with ensuite and three further double bedrooms accessed from a well lit landing.

Tenure: Freehold EPC Rating: C

Council Tax Band: G

£625,000

directions to this property:

From the M4 J33, proceed along the A4232 and take the first main slip road signposted to Cardiff. At the roundabout take the 3rd exit onto Port Road (A4050) and proceed through four roundabouts. At the fifth roundabout take the first exit onto the Barry Docks Link Road (A4231), continue through one roundabout and a set of traffic lights and at the second roundabout take the second exit onto Sully Moors Road. At the next roundabout take the first exit onto South Road and then take the first left hand turning onto Cog Road.

view this property online allenandharris.co.uk/Property/PNR106543



Property Ref:
PNR106543 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.




allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk