

74 Andrew Road

Cogan, Vale of Glamorgan, CF64 2NT



A well-presented two bedroom terraced property located on this popular road close to Cogan Primary School, St Cyres, Penarth Leisure Centre, Tesco, train station and Penarth Marina. The property comprises a hall, living room and kitchen / diner on the ground floor along with the bedrooms and bathroom above. The main bedroom has an additional room to the side which could be used as an occasional bedroom, study or dressing room. There is a south facing rear garden which is low maintenance and benefits from garden office that provides very useful additional space. Viewing advised. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£250,000

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Accommodation

Ground Floor

Hall 4' 6" x 3' 6" (1.38m x 1.06m)

uPVC double glazed panel front door. Tiled floor. Stairs to the first floor. Door to the living room. Central heating radiator. Recessed lights.

Living Room 15' 7" x 12' 6" (4.74m x 3.82m)

Oak flooring throughout. Large uPVC double glazed window to the front with fitted Venetian blinds. Coved ceiling and picture rails. Central heating radiator. Power points and TV point. Door to the kitchen.

Kitchen / Diner 19' 0" x 9' 5" (5.79m x 2.86m)

Tiled floor. Fitted kitchen comprising wall units and base units with gloss doors and black granite work surfaces. Range cooker with six zone electric hob, double oven, grill and warming drawer. Plumbing for washing machine and dishwasher. Space for fridge freezer. One and a half bowl stainless steel countersunk sink with drainer. Wall mounted gas combination boiler. Three uPVC double glazed windows and a door into the garden. Ample space for dining table and chairs. Under stair cupboard. Power points. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Hatch to the loft space.

Bedroom 1 11' 10" maximum x 10' 2" (3.6m maximum x 3.11m)

Double bedroom to the front of the property with additional dressing room / study that currently acts as a kids bedroom. Laminate floor. Two uPVC double glazed windows to the front - both with Venetian blinds. Central heating radiator. Power points. Door to the dressing room / study.

Dressing Room / Study 6' 10" into recess x 10' 2" (2.09m into recess x 3.11m)

Laminate floor continued from the main bedroom. uPVC double glazed window to the front. Power points. This room is currently used as a bedroom but is equally suited to being a study or dressing room and could also be incorporated back into the main bedroom.

Bedroom 2 8' 10" x 11' 10" (2.7m x 3.61m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Laminate floor to match the main bedroom. Central heating radiator. Power points. TV point.

Bathroom 9' 8" x 8' 4" (2.94m x 2.55m)

Wood effect laminate floor and fully tiled walls. Suite comprising a panelled bath, walk-in shower with mixer shower, WC and wash hand basin. Heated towel rail. Fitted, heated mirror with light. Recessed lights. Extractor fan.

Outside

Front

Shared tarmac pathway across the front of the property and a private area of lawn that has potential for conversion to off road parking.

Rear Garden

An enclosed rear garden with gated access to the rear. Laid to decking, paving and artificial grass. Pond. Outside tap. Outside light. Garden office.

Garden Office 14' 2" x 7' 8" (4.31m x 2.33m)

uPVC double glazed window and doors from the garden. Power points. Infrared heater. A versatile additional space that could be used as an office, gym, play space or simply for storage.

Additional Information

Tenure

The property is held on a freehold basis (WA308918)

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for the year 2024/25.

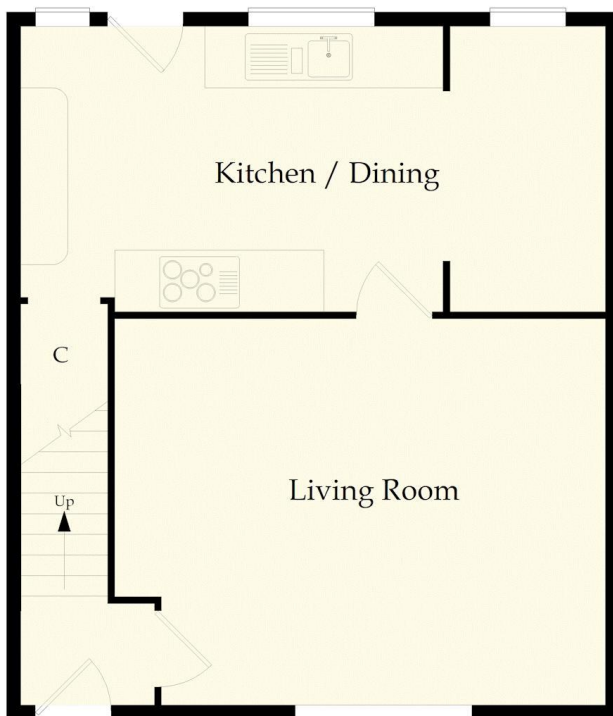
Approximate Gross Internal Area

818 sq ft / 76 sq m.

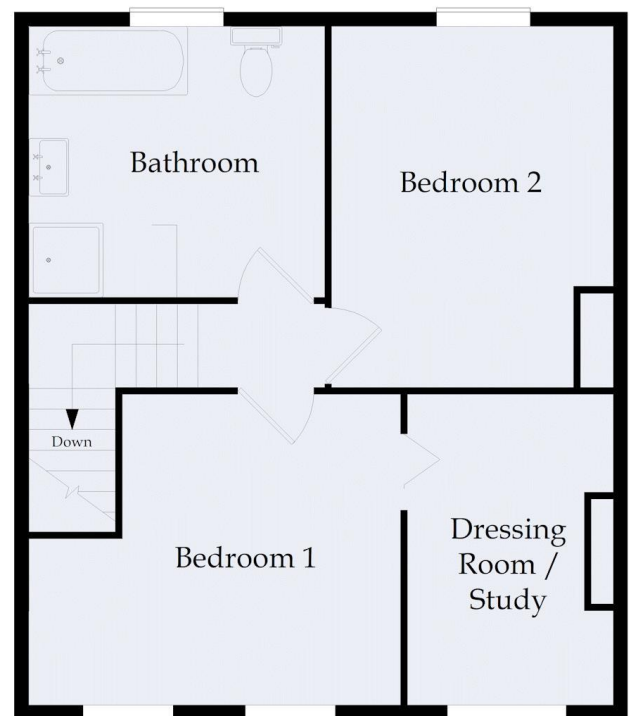
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

This drawing is for illustrative purposes only (not to scale)

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