

35 Dock Street

Cogan, Vale Of Glamorgan, CF64 2LA



A Victorian mid-terraced property, improved by the current owners and offering ideal accommodation for first time buyers, downsizers and investors alike. Located in Cogan, within easy reach of the Primary School and nursery, general stores, supermarket, leisure centre and train station. The property comprises an entrance hall, open plan living / dining room and kitchen on the ground floor along with two bedrooms and a bathroom above. The property has an enclosed, south facing rear garden. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£269,950

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Accommodation

Ground Floor

Entrance Hall

Vinyl flooring. Stairs to the first floor. Doors to the living / dining room and kitchen. Central heating radiator. Under stair storage area and recess for fridge freezer.

Living / Dining Room *11' 5" max into recess x 22' 7" (3.48m max into recess x 6.88m)*

A very pleasant open plan living / dining room with uPVC double glazed to the front and rear. Two central heating radiators. Laminate floor. Power points and TV point.

Kitchen *8' 2" x 10' 1" (2.5m x 3.08m)*

Fitted kitchen comprising wall units and base units with granite effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and an extractor hood. One and a half bowl stainless steel sink with drainer. Plumbing for washing machine. Part tiled walls. Vinyl flooring continued from the hall. uPVC double glazed window and door to the side into the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Space for a cupboard but currently with a relaxing chair and side table. Doors to the bedrooms and bathroom.

Bedroom 1 *14' 11" x 11' 4" (4.54m x 3.45m)*

A double bedroom across the full width of the front of the property. Fitted carpet. Two uPVC double glazed windows, both with fitted roller blinds. Original cast iron fire grate with wooden surround. Central heating radiator. Power points and TV point.

Bedroom 2 *9' 5" into recess x 11' 6" (2.86m into recess x 3.5m)*

The second of two double bedrooms, this one with a uPVC double glazed window to the rear. Fitted roller blind. Fitted carpet. Power points. Central heating radiator.

Bathroom *8' 2" max into recess x 11' 1" max into recess (2.5m max into recess x 3.38m max into recess)*

A stylish refitted bathroom with wooden effect laminate flooring and a suite comprising a panelled bath, shower cubicle with mixer shower, WC and wash hand basin with storage below. uPVC triple glazed window to the rear. Recessed lights. Heated towel rail. Built-in cupboard.

Outside

Rear Garden

An enclosed rear garden with a southerly aspect, laid to stone chippings and artificial grass. Storage shed. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (CYM176783).

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.

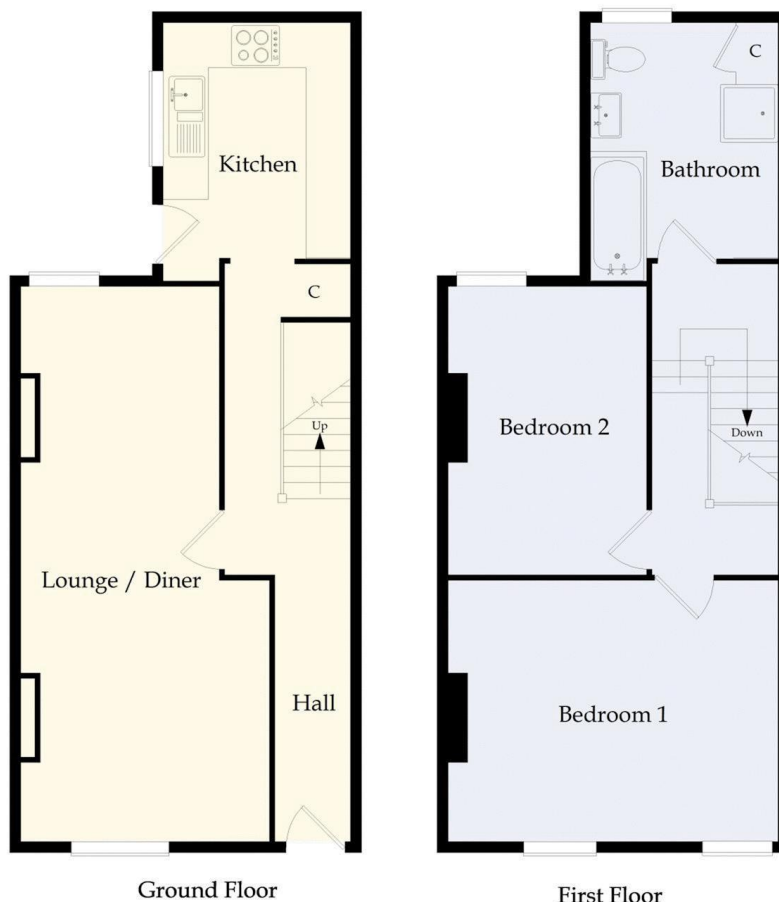
Notes

The property has been upgraded by the current owners, with works including a new boiler (2022), new bathroom (December 2022), the removal of the polystyrene tiles and replastering of the hall, landing and bedroom ceilings, new hall flooring and carpet to stairs and throughout the first floor, some replastering and decoration throughout. Outside, the old timber decking has been removed and artificial grass has been installed.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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