

# 9 Gainsborough Court, Bridge Street

Cogan, Vale of Glamorgan, CF64 2LJ



A first floor two bedroom flat, in good order throughout and ideal for first time buyers, downsizers and investors alike, in an excellent location for access into Penarth, Penarth Marina and Cardiff. The property is located close to Cogan Leisure Centre, train station and Primary School and comprises an entrance hall, spacious lounge, kitchen, two double bedrooms and a bathroom. Viewing advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£165,000**

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## **Accommodation**

### **Entrance Hall**

Fitted carpet. Built-in cupboard with hot water cylinder. Wall mounted electric heater. Power points. uPVC double glazed panel front door. Timber doors to all rooms.

### **Lounge 11' 3" x 15' 10" (3.43m x 4.83m)**

A spacious living room with large uPVC floor to ceiling double glazed window to the front. Fitted carpet. Fireplace with wooden surround and an electric fire. Coved ceiling. Wall mounted electric heater. Power points and TV point.

### **Kitchen 6' 11" x 11' 2" (2.11m x 3.4m)**

Vinyl floor tiles. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob and extractor hood. Recesses for counter level fridge and freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear. Power points and phone point.

### **Bedroom 1 11' 4" into wardrobes x 14' 2" (3.46m into wardrobes x 4.32m)**

A well sized double bedroom with floor to ceiling uPVC double glazed window to the rear and extensive fitted wardrobes. Fitted carpet. Power points. Wall mounted electric heater.

### **Bedroom 2 8' 9" x 12' 6" (2.66m x 3.82m)**

Double bedroom to the front of the building with fitted carpet, wall mounted electric heater, power points, TV point and a uPVC double glazed window.

### **Bathroom 4' 10" x 11' 2" into doorway (1.48m x 3.4m into doorway)**

Vinyl floor tiles. Plastic clad walls. Modern bathroom suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear.

## **Additional Information**

### **Tenure**

We have been informed that the property is Leasehold, of 150 years from 1972 and with a share of the freehold.

### **Council Tax Band**

We have been informed that the Council Tax band for this property is C, which equates to a charge of £1,780.48 for the year 2024/25.

### **Service Charge & Ground Rent**

We have been informed by the seller that the service charge is currently £360.00 per annum, which includes the ground rent.

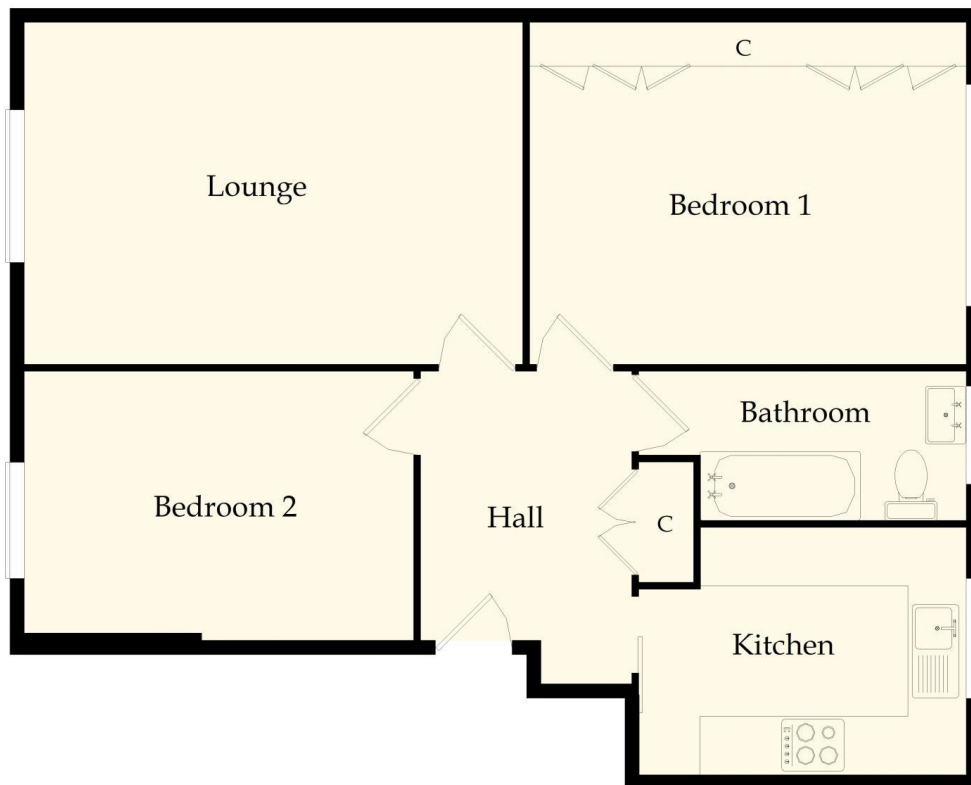
### **Approximate Gross Internal Area**

645 sq ft / 60 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



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