







## 28 Cog Road

Sully, Penarth

1. This exquisite detached residence boasts a stunning 6 bedroom layout, offering spacious and luxurious accommodation throughout. The property features 3 reception rooms, providing ample space for entertaining guests or relaxing with family. The highlight of this exceptional home is the heated indo

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- EXQUISITE DETACHED RESIDENCE
- 5/6 BEDROOMS AND 3 RECEPTIONS
- HEATED INDOOR POOL WITH SWIM JET
- COUNTRYSIDE VIEWS; STEAM ROOM
- GRANITE WORKTOPS; PRIME POSITION
- GREAT PARKING; GARAGE; REAR GARDEN
- EPC C72







### Entrance Porch

Accessed via a steel opaque glazed door with transparent side panel. Porcelain tiled floor. Smooth walls and ceiling plus coat storage. Double Oak doors with glazed panels leading to the entrance hallway.

### Hallway

22' 5" x 9' 11" (6.83m x 3.02m)

Carpeted and with an impressive Oak stair case with glazed balustrade leading to the gallery landing on the first floor. Smooth walls and ceilings. Radiator. Oak sliding double doors with glazing leading to the living room. Further Oak doors leading to the ground floor bedroom suite, shower room/WC and utility room (the kitchen is off the kitchen and living room). Four wall lights.

### Living Room

29' 7" x 12' 9" (9.02m x 3.89m)

Exceptionally spacious carpeted room with front picture window with Oak sill. Focal point is a contemporary tiled chimney breast with a gas feature fire inset with log effect (remote control). Smooth walls and ceiling. Two ceiling lights. Large ceiling fan to remain. Sliding double doors with glazing leading to the social kitchen.



### Kitchen

29' 9" x 18' 5" (9.07m x 5.61m)

With two areas, one with space for formal table and chairs and with stunning Porcelain tile floor, the other a kitchen area being comprehensively appointed with eye level and base units incorporating soft close units and drawers, recycling storage and an integrated dishwasher. These are all complemented by stunning Granite work tops which have a one and a half bowl stainless steel sink unit inset with contemporary mixer tap over. Free standing Range to remain which has a 5 ring burner, hot plate, double oven and slow oven, plus grill. Matching splash back plus extractor hood over. Recess and plumbing for American style fridge freezer. Rear window with Walnut sill. Smooth ceiling with 22 spot lights, contemporary lights and 2 smoke





### Entrance Porch

Accessed via a steel opaque glazed door with transparent side panel. Porcelain tiled floor. Smooth walls and ceiling plus coat storage. Double Oak doors with glazed panels leading to the entrance hallway.

### Hallway

22' 5" x 9' 11" (6.83m x 3.02m)

Carpeted and with an impressive Oak stair case with glazed balustrade leading to the gallery landing on the first floor. Smooth walls and ceilings. Radiator. Oak sliding double doors with glazing leading to the living room. Further Oak doors leading to the ground floor bedroom suite, shower room/WC and utility room (the kitchen is off the kitchen and living room). Four wall lights.

### Living Room

29' 7" x 12' 9" (9.02m x 3.89m)

Exceptionally spacious carpeted room with front picture window with Oak sill. Focal point is a contemporary tiled chimney breast with a gas feature fire inset with log effect (remote control). Smooth walls and ceiling. Two ceiling lights. Large ceiling fan to remain. Sliding double doors with glazing leading to the social kitchen.



### Kitchen

29' 9" x 18' 5" (9.07m x 5.61m)

With two areas, one with space for formal table and chairs and with stunning Porcelain tile floor, the other a kitchen area being comprehensively appointed with eye level and base units incorporating soft close units and drawers, recycling storage and an integrated dishwasher. These are all complemented by stunning Granite work tops which have a one and a half bowl stainless steel sink unit inset with contemporary mixer tap over. Free standing Range to remain which has a 5 ring burner, hot plate, double oven and slow oven, plus grill. Matching splash back plus extractor hood over. Recess and plumbing for American style fridge freezer. Rear window with Walnut sill. Smooth ceiling with 22 spot lights, contemporary lights and 2 smoke





### **FRONT GARDEN**

A deep frontage with a mix of areas. Level lawn which is flanked by well maintained shrubs and trees. There is a recessed green house.

### **REAR GARDEN**

Laid to high quality patio which enjoys total privacy and in turn accesses the pool area in an inside out fashion. There is a hot tub plus high quality shed with power and lighting provided. Outside tap. Belfast style sink. Side access leads to the front via a complementing door. Side area has a double power point and is ideal for general storage/recycling. Further multiple power points.

### **DOUBLE GARAGE**

### **DRIVEWAY**

### **EV CHARGING**









# 28 Cog Road, Sully



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.