



20 Heol Neuadd Cogan  
Penarth, Vale of Glamorgan, CF64 3RQ

Watts  
& Morgan



# 20 Heol Neuadd Cogan

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## Freehold

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

An immaculately presented, extended modern and contemporary family home situated in a quiet cul-de-sac in a desirable area of Penarth. In catchment for Evenlode and Stanwell Schools. Conveniently located to Cosmeston Lakes, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, study, open plan kitchen/dining room, utility room, spectacular garden room and downstairs cloakroom. First floor landing, primary bedroom with spacious en-suite, two double bedrooms and family bathroom. Second floor landing, two further double bedrooms and a shower room. Externally the property benefits from a driveway accessed via electric gates providing off-road parking for several vehicles, beyond which is a detached double garage. A beautifully landscaped South facing rear garden. EPC rating 'TBC'.

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## Directions

Penarth Town Centre – 1.4 miles

Cardiff City Centre – 5.0 miles

M4 Motorway – 10.9 miles

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Your local office: Penarth

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door with glazed side panels into a large welcoming hallway benefiting from wood effect luxury vinyl tile (LVT) flooring, a recessed storage cupboard, a wall mounted alarm panel and a carpeted staircase leading to the first floor.

The spacious sitting room benefits from carpeted flooring, a central feature log burner with a granite hearth, a set of glazed French doors providing access to the kitchen/dining room and a uPVC double glazed window to the front elevation with bespoke fitted shutters.

The study enjoys continuation of LVT flooring, a range of fitted storage units and a uPVC double glazed window to the front elevation with bespoke fitted shutters.

The open plan kitchen/dining room benefits from Limestone tile flooring with underfloor heating, recessed ceiling spotlights, a bespoke fitted bar and a set of composite double glazed bi-folding doors providing access to the rear garden. The bespoke fitted 'Sigma 3' kitchen showcases a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; a full height 'Liebherr' freezer, a full height 'Liebherr' fridge, a 'Neff' electric oven, a 'Neff' grill and warming drawer, a 'Neff' 5-ring electric hob, a 'Mila' dishwasher, a 'Capel' drinks cooler and a bin drawer. The kitchen further benefits from matching granite upstands, a feature 'slide & hide' cupboard unit, an under-mounted bowl and a half composite sink with a mixer tap over, a 'Hydro-Tap' instant hot water tap, a feature peninsular unit with granite work surfaces and breakfast bar overhang and a composite double glazed window to the rear elevation.

The utility room benefits from continuation of tiled flooring, recessed ceiling spotlights, a range of fitted storage cupboards housing the wall mounted 'Worcester' boiler, recessed ceiling spotlights, an extractor fan, a partially glazed wooden door providing access to the side elevation. Space and plumbing has been provided for freestanding white goods.

The spectacular garden room enjoys Italian Porcelain tile flooring with underfloor heating, a central feature log burner, recessed ceiling spotlights, a large feature skylight, floor to ceiling composite double glazed bi-folding doors and floor to ceiling double glazed composite sliding doors with remote controlled curtains providing access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from wood effect LVT flooring, partially tiled walls, recessed ceiling spotlights an extractor fan and a wall mounted towel radiator.



## First Floor

The spacious first floor landing enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder, a carpeted staircase leading to the second floor and a uPVC double glazed window to the front elevation with bespoke fitted shutters.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation with bespoke fitted shutters. The en-suite/dressing room has been fitted with a 3-piece suite comprising; a tile panelled bath with a thermostatic hand-held shower attachment, a feature floating wash-hand basin set within a vanity unit and a WC. The ensuite further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, tiled flooring with underfloor heating, a range of fitted wardrobes, recessed ceiling spotlights, a wall mounted towel radiator and two uPVC double glazed windows to the rear elevation.

Bedroom two is a spacious double bedroom benefitting from carpeted flooring, a range of recessed wardrobes and a uPVC double glazed window to the front elevation with bespoke fitted shutters.

Bedroom three is another spacious double bedroom enjoying carpeted flooring, a range of recessed wardrobes and a uPVC double glazed window to the rear elevation with bespoke fitted shutters.

The family bathroom has been fitted with a 3-piece white suite comprising; a tiled panelled bath with a thermostatic hand-held shower attachment, a floating wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted towel radiator, a feature anti-mist mirror with built-in Bluetooth and an obscure uPVC double glazed window to the rear elevation with bespoke fitted shutters.



## Second Floor

The second floor landing benefits from carpeted flooring, a range of fitted storage and desk units and a double glazed roof light.

Bedroom four is a further spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes, a hatch providing access to eaves storage, two double glazed roof lights to the rear elevation and a uPVC double glazed window to the front elevation with a bespoke fitted window seat and bespoke fitted shutters.





Bedroom five, currently used as a sitting room, enjoys carpeted flooring, a loft hatch providing access to the loft space, recessed ceiling spotlights, a hatch providing access to eaves storage, two double glazed roof lights to the rear elevation and a uPVC double glazed window to the front elevation with bespoke fitted shutters.

The shower room has been fitted with a 2-piece white suite comprising; a floating wash-hand basin set within a vanity unit and a WC. The shower room further benefits from a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, tiled flooring with underfloor heating, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted chrome towel radiator and a double glazed roof light.

### Gardens & Grounds

20 Heol Neuadd Cogan is approached off the road via electric gates onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached double garage with an electric roller door. The beautifully landscaped, South facing rear garden is predominantly laid with Italian porcelain tiles with a variety of mature shrubs, borders and trees with ample space for outdoor entertaining and dining.

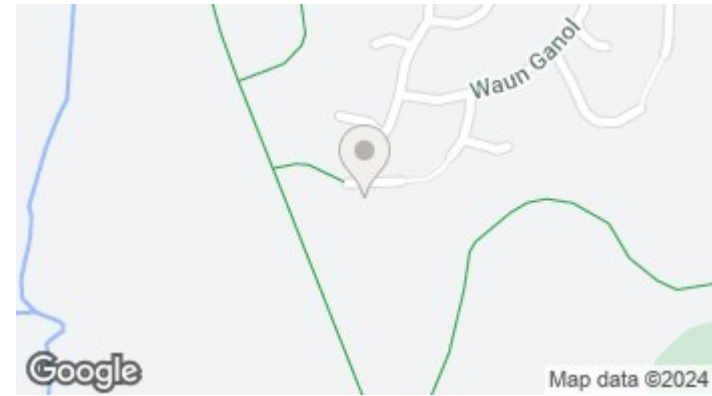
### Additional Information


All mains services connected.

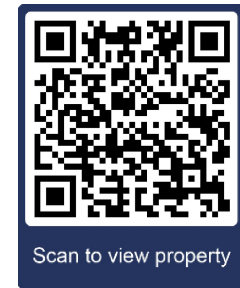
Freehold.

Council tax band 'H'.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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