



Horizons, 43 Cog Road
Sully, Penarth, CF64 5TD

**Watts
& Morgan**



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£725,000 Freehold

5 Bedrooms : 2 Bathrooms : 5 Reception Rooms

Watts & Morgan are delighted to market this spacious 'Arts & Crafts' detached five bedroom family home built in 1908. Located in a prime position in Sully, backing onto open fields and conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, sitting room, dining room, sitting room, garden room, kitchen/breakfast room, utility room and ground floor shower room. First floor landing, five spacious bedrooms and a 4-piece family bathroom. Externally the property benefits from off-road parking for several vehicles, integral single garage, a versatile detached studio and beautifully landscaped front and rear gardens. EPC Rating; 'D'.

- Penarth Town Centre 3.9 miles
- Cardiff City Centre 10.3 miles
- M4 (J33) 8.8 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a glazed hardwood door into the entrance porch benefiting from original tiled flooring. A second wooden obscured glazed door leads into a welcoming hallway benefiting from carpeted flooring, an arts and crafts staircase leading to the first floor landing and a wall-mounted alarm panel. The spacious bay-fronted sitting room enjoys carpeted flooring, a central feature recessed log burning stove with a traditional wooden surround, a uPVC double glazed window to the side elevation and a uPVC bay window with period stained glass windows to the front elevation.

The bay-fronted dining room offers continuation of carpeted flooring, a central log burner with wooden traditional surround and a uPVC double glazed window with period stained glass to the front elevation. The garden room is a versatile reception room which enjoys tiled flooring and a uPVC double glazed window to the front and side elevations providing spectacular panoramic countryside views. A uPVC glazed door provides access to the rear garden.

The dual aspect sitting room offers carpeted flooring, a wall-mounted solid wooden bookcase and two uPVC double glazed windows to the side and rear elevations. The boiler cupboard houses a 'Vaillant' wall-mounted boiler.

The spacious kitchen/breakfast room has been fitted with a range of farmhouse cream base and wall units with roll top laminate work surfaces. Integral 'Neff' appliances remain to include; 4-ring electric hob with extractor hood, electric oven and grill. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled splash-back, inset sink and a half bowl, a peninsula breakfast bar and a door leads into the integral garage. The kitchen offers ceramic tiled flooring with underfloor heating and uPVC double glazed windows to the rear and front elevations provide superb countryside views.

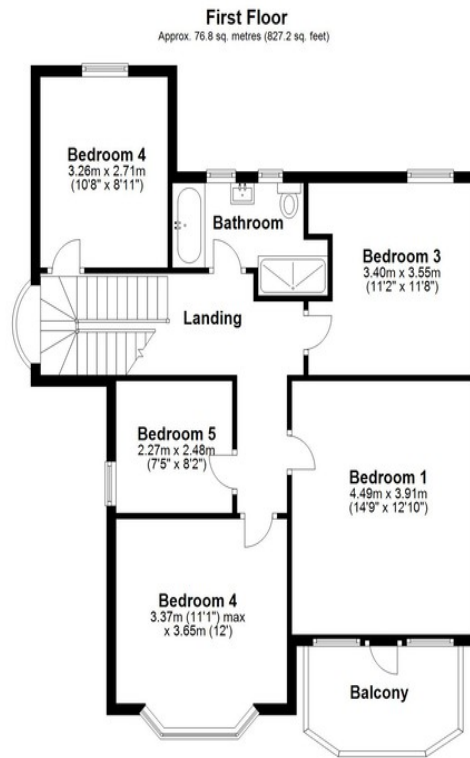
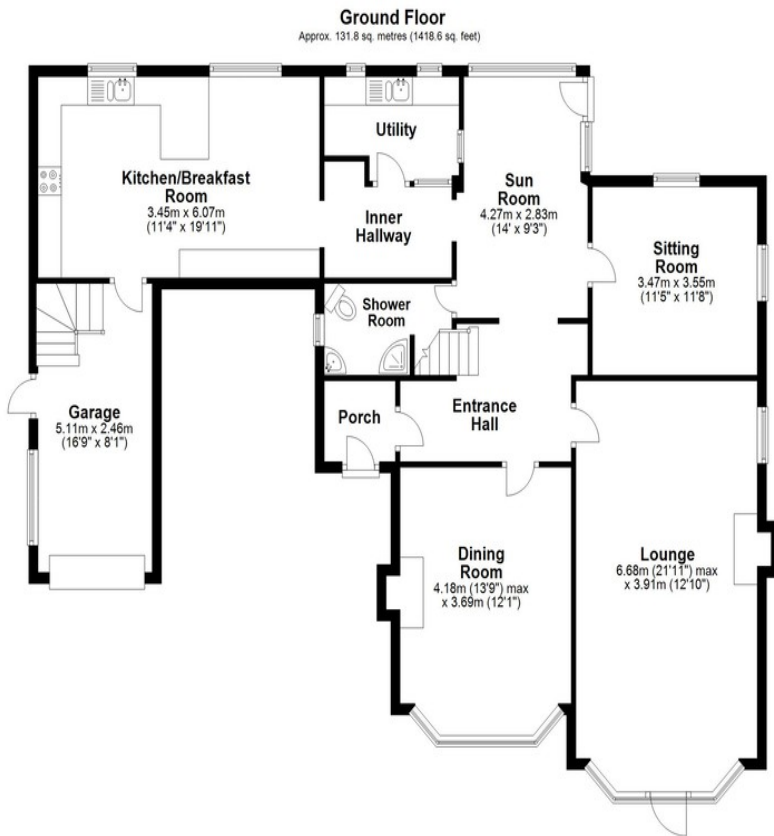
The integral garage benefits from an electric roller shutter door, a uPVC double glazed window and an obscured uPVC double glazed door to the side elevation. A loft hatch provides access to the loft space.

The utility room has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from a composite sink unit with half bowl and drainer plus mixer tap, tiled splash-back, tiled flooring and uPVC double glazed windows to the rear elevation.

The ground floor shower room is fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic 'Mira' shower over, a corner wash hand basin and a WC. The shower room further benefits from tiled flooring, a chrome wall-mounted towel radiator and a uPVC double glazed window to the side aspect.

FIRST FLOOR

A period staircase with hand-rail and balustrade leads to the spacious first floor landing with continuation of carpeted flooring, a uPVC double glazed bay window to the side elevation and a loft hatch provides access to the loft. Bedroom one is a spacious room which offers carpeted flooring, a range of fitted floor to ceiling mirrored wardrobes, uPVC double glazed windows to the front elevation with a uPVC glazed door providing access onto a private decked balcony area, over-looking the beautifully maintained front gardens. Bedroom two is another spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed bay window to the front elevation.



Total area: approx. 208.6 sq. metres (2245.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Located to the rear of the property, bedroom three is another generous double bedroom enjoying carpeted flooring, a recessed store cupboard housing the hot water cylinder and a uPVC double glazed window to the rear elevation with spectacular elevated countryside views. Bedrooms four and five are both spacious single bedrooms which enjoy carpeted flooring and a uPVC double glazed window (Bedroom four is currently utilised as a home office). The family bathroom has been fitted with a 4-piece white suite comprising; a tiled panelled bath, a large walk-in glass shower cubicle with a thermostatic shower over, a wash hand basin set within vanity unit and a WC. The bathroom further benefits from; vinyl flooring, floor to ceiling tiled walls, two uPVC double glazed windows to the rear elevation, a wall-mounted chrome towel radiator and recessed ceiling spotlights.

GARDENS AND GROUNDS

'Horizons' is approached off the road onto a private gravel driveway providing parking for several vehicles, beyond which is an integral single garage.

The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders.

The beautifully maintained rear garden is predominately laid to lawn and enjoys a variety of mature shrubs and borders. A large decking area provides ample space for outdoor entertaining and dining. A block paved path leads to a detached versatile studio which offers potential as a home office/gym and benefits from windows to the front and rear elevations with full electrical services and a heater.

ADDITIONAL INFORMATION

All mains services connected. Freehold. Council Tax Band: 'H'.



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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