

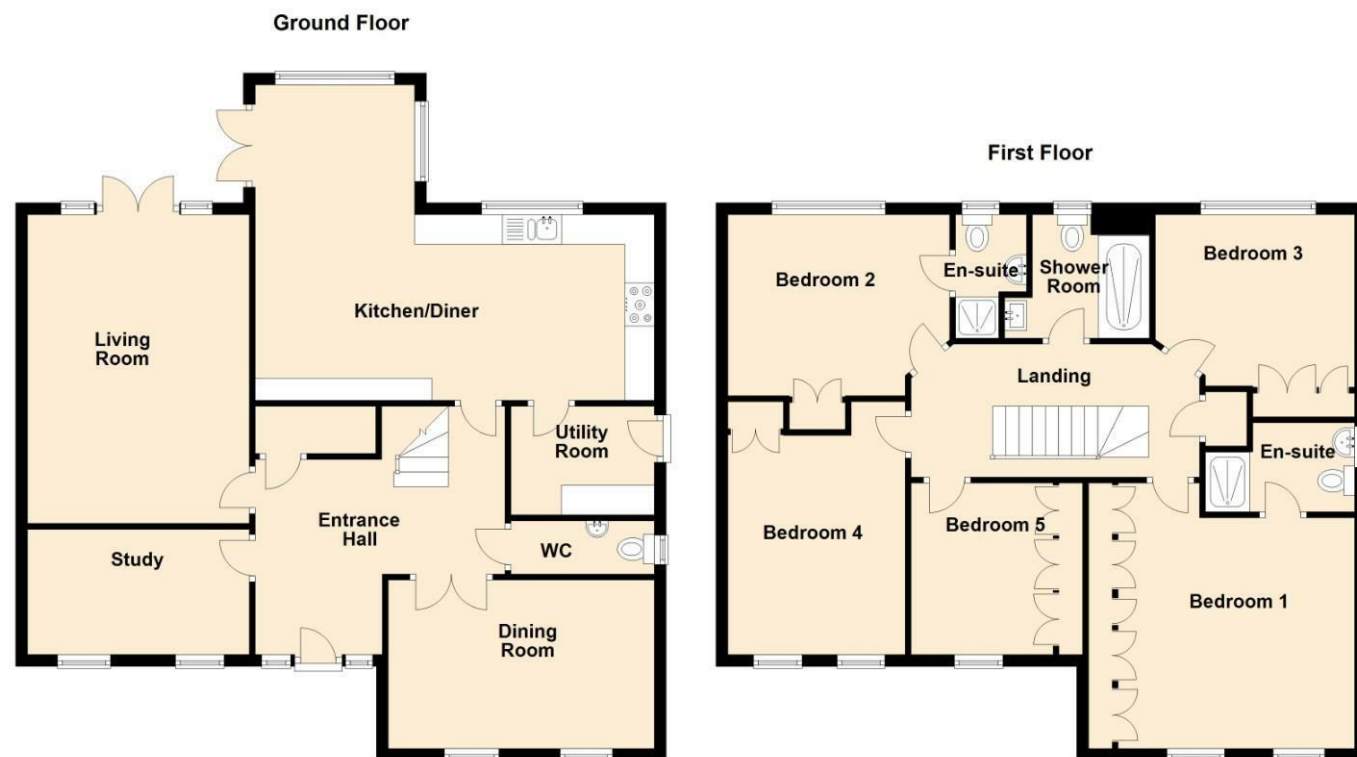


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

**SHEPHERD SHARPE**



Total area: approx. 178.0 sq. metres (1915.6 sq. feet)

## 4 Heol Neuadd Cogan

Penarth CF64 3RQ

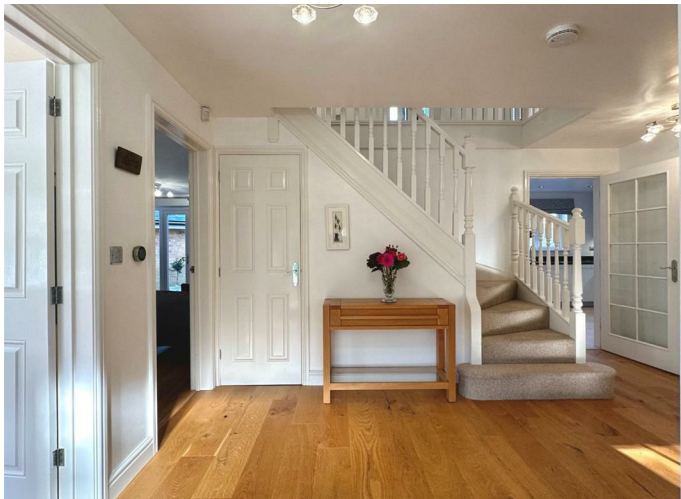
**£785,000**

An immaculately presented and much improved five bedroom detached house occupying a secluded location on the edge of the popular Caversham Park development and fronting onto Cosmeston country park. The property is in catchment for both Evenlode and Stanwell schools. Comprises central entrance hallway, living room, dining room, study, open plan kitchen/dining/living room, utility room and wc/cloakroom to ground floor. Five bedrooms, two with en-suite and a bathroom to the first floor. Outside there is parking for three cars, tandem style double garage and private rear garden. uPVC double glazing, gas central heating and electric car charging point. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
72	
EU Directive 2002/91/EC	
England & Wales	



## 4 Heol Neuadd Cogan



Front door to central hallway.

### Hallway

Doors to all ground floor accommodation, stairs to first floor, wide plank oak flooring, two radiators, under stairs cupboard with a coat rails.

### Cloakroom/W.C.

Window to side. White suite comprising pedestal wash basin with tile splashback and mixer tap, wc. Tiled floor, chrome ladder style radiator.

### Dining Room

14'5" x 9'3" (4.4m x 2.83m)

Glazed double doors from hallway. Two windows to front with pleasant woodland view. Wide plank oak flooring from hallway, radiator. Currently used as a second sitting room.



### Study

10'5" x 6'11" (3.20m x 2.12m)

Two windows to front again with pleasant woodland view. Continuation of the oak flooring, floor to ceiling fitted cupboards in white with shelving and display cabinet, radiator.

### Living Room

17'0" x 12'1" (5.2m x 3.69m)

French doors with glazed side panels giving access onto the rear garden. Continuity of oak flooring, attractive coal effect gas fire with stone fire surround and hearth, two radiators.

### Kitchen/Living/Dining

22'2" x 17'5" (6.76m x 5.32m)

A light and spacious L shaped room. Fitted kitchen with a range of white high gloss base and contrasting grey wall cabinets, worktops, stainless steel sink drainer with mixer tap. Integrated dishwasher, double oven and grill, induction hob with extractor over, space for large American style fridge/freezer. Additional storage with glass shelving and display shelving. Inset spotlights, space for dining table and chairs, further area for seating, tiled floor, two radiators. Three windows to rear, French doors giving access onto the garden.



### Utility

7'6" x 5'8" (2.30m x 1.74m)

Door to side giving access to garden. Continuation of the tiled flooring, fitted and base and wall units with worktop, stainless steel sink with mixer tap, plumbing for washing machine, radiator and tiled splashback.

### First Floor Landing

Galleried landing, doors to all first floor accommodation, carpet, loft hatch, airing cupboard with hot water tank and shelving.



### Bedroom 1

15'1" x 12'7" (4.60m x 3.86m )

Two windows to front with pleasant woodland view. Fitted wardrobes, carpet, radiator, door to en-suite.

### En-Suite Shower Room

Opaque window to side. White suite comprising large walk-in shower enclosure, wash basin with storage beneath and wc. Tiled floor, fully tiled walls, chrome ladder style radiator, extractor fan.



### Bedroom 2

10'1" x 12'5" (3.08m x 3.79m)

Window to rear. Recessed wardrobes, carpet, radiator, door to en-suite.

### En-Suite Shower Room

Opaque window to rear. White suite comprising shower enclosure, wash basin with storage beneath and wc. Tiled floor and walls, chrome ladder style radiator, extractor fan.

### Bedroom 3

10'9" x 9'6" (3.30m x 2.90m)

Window to rear. Recessed wardrobes, carpet, radiator.

### Bedroom 4

14'1" (into alcove) x 9'9" (4.30m (into alcove) x 2.99m)

Two windows to front with view of woodland. Recessed wardrobes, carpet, radiator.



### Bedroom 5

9'10" x 7'6" (3.02m x 2.29m)

Window to front with woodland view. Built-in wardrobes to one wall, carpet, radiator.

### Bathroom

6'8" x 6'4" (2.05m x 1.95m)

Opaque window to rear. Large walk-in shower enclosure, wash basin with mixer tap and storage beneath, mirrored cabinet and wc. Chrome ladder style radiator, tiled walls and floor, inset spotlights and extractor fan.

### Front Garden

Lawned front garden with laurel hedging, driveway with parking for three cars, access to garage.



### Tandem Style Double Garage

30'6" x 8'10" (9.30m x 2.70m)

The double garage has been subdivided to create a separate multi purpose room to the rear with electric heating, inset spotlights and carpet. Electric up and over door to front. The front part of the garage provides useful storage space with power and light. The partition can be easily removed to create garage space if preferred.

### Rear Garden

A private rear garden with lawn and paving, useful storage to side, timber store shed, well stocked borders, outside lighting and water tap. Door to garage, wall mounted electric car charger and side gate.

### Council Tax

Band H £4,006.08 p.a. (24/25)

### Post Code

CF64 3RQ

