

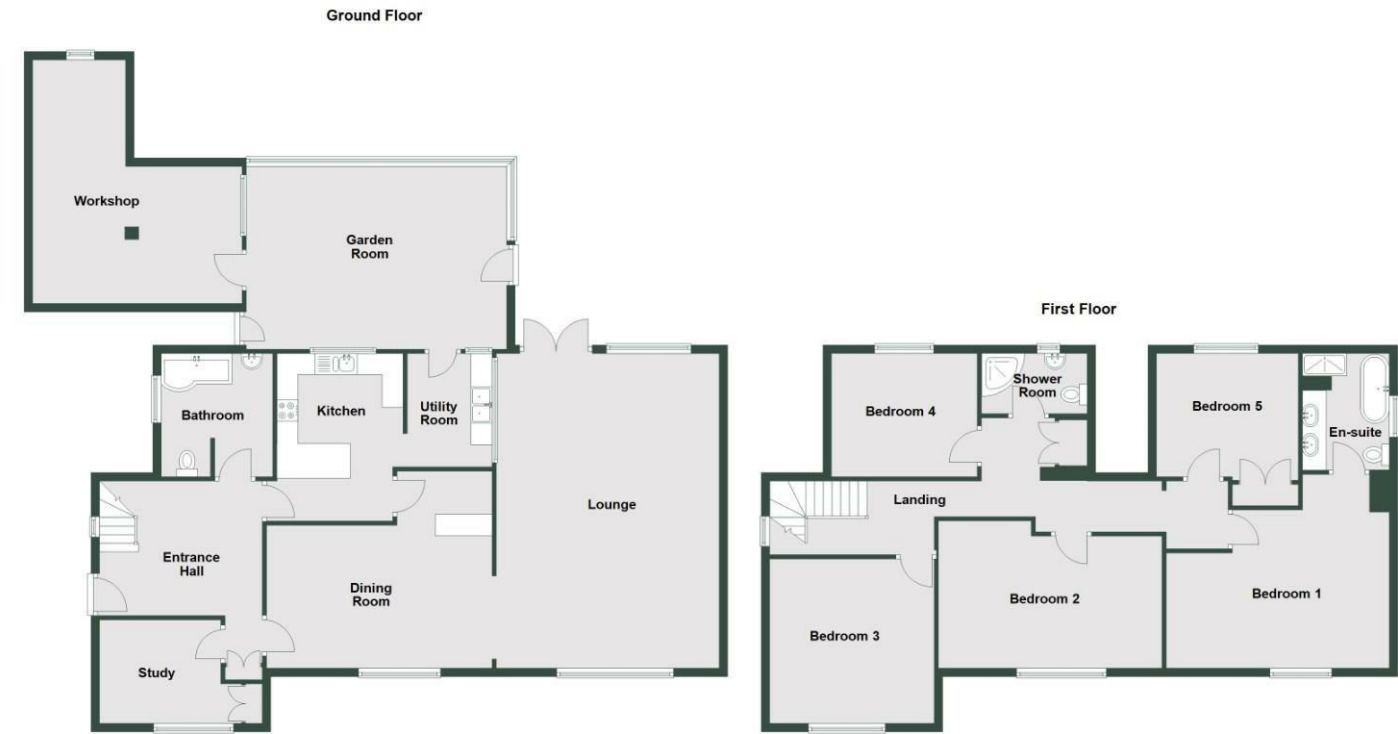
1a Cog Road

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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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. 216.7 sq. metres (2332.9 sq. feet)
1a Cog Road



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Sully CF64 5TD

Offers In Excess Of
£650,000

An extended former school house much extended offering versatile family living accommodation with five double bedrooms and three bathrooms. A great opportunity to acquire a spacious family property. In need of improvement and modernisation. Comprises hallway, study, lounge, dining room, kitchen, conservatory, utility room, wc/bathroom, staircase to first floor leading to five double bedrooms, en-suite and shower room. Gas central heating, uPVC double glazing. Front garden with good off road parking either side of the property, double garage, large south facing rear garden with lovely countryside views. Freehold.

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

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Porch
Timber front door to spacious hallway.

Hallway
12'9" x 10'5" (3.90m x 3.20m)
Contemporary steel frame staircase leading to first floor, exposed original natural stain wall bolted ceiling with two double glazed windows. Radiator, cloaks cupboard.

WC/Bathroom
8'8" x 8'11" (2.65m x 2.74m)
Comprising bath with shower over, wash hand basin with built-in storage beneath, wc with concealed cistern and store cupboards. Mirror with light, extractor, vinyl flooring, radiator, white tiling. uPVC double glazed window to side.



Study
10'8" x 7'11" (3.27m x 2.42m)
uPVC double glazed window to front with with pretty view of front garden. Laminate floor, radiator, large built-in shelved cupboard.

Dining Room
16'4" x 10'1" (4.98m x 3.09m)
Access from the hallway. Recessed window to front. Carpet, radiator, exposed natural stone walls, purpose-built bar. Access to kitchen, wide opening through with steps leading down to a lounge.

Lounge
25'6" x .49'2" (7.79m x .15m)
A large room. Dual aspect lounge with large window to front, French doors and window to rear. Working fireplace, radiator.



Kitchen
13'10" x 9'10" (4.23m x 3.0m)
Upgrading required. Oak panelled units with contrast worktop, acrylic sink with half bowl and drainer. Space for cooker, washing machine and dishwasher, laminate floor, radiator. uPVC double glazed window looking into courtyard/garden room area.

Utility
9'4" x 5'8" (2.85m x 1.75m)
Fitted units with china sink, five eye level cupboards and base units, space for fridge, washing machine, laminate floor. Window and door leading out through to conservatory.

Conservatory
14'5" x 21'11" (4.40m x 6.70m)
Enclosed and also planted with mature fig tree and weeping fig. Glazed to two sides, polycarbonate roof panels, outside water tap, access to workshop and garage.



Garden Shed/Outbuilding
10'11" x 8'0" (3.35m x 2.44m)

Former Garage
19'3" x 7'5" (5.88m x 2.28m)
Currently used as a workshop. Power, lighting and radiator.

First Floor Landing
Open tread modern steel framed and timber staircase leading up to first floor, two windows to side providing natural light. Carpet, radiators, airing cupboard.

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Bedroom 1
16'11" x 18'3" (5.16m x 5.57m)
A large double bedroom. uPVC double glazed window to side. Carpet, radiator, built in wardrobe and additional furniture.

En-Suite
10'2" x 7'3" (3.11m x 2.22m)
Comprising bath, shower enclosure, wash hand basin and twin wash hand basins. Cupboards, vinyl floor, ladder radiator. A little replanning required but offering great potential. uPVC double glazed window.

Bedroom 2
10'3" x 9'2" (3.14m x 2.81m)
uPVC double glazed window to rear with good views of garden and surrounding countryside. Laminate floor, radiator, wardrobe with built-in shelving and drawers.



Bedroom 3
17'2" x 10'7" (5.24m x 3.25m)
uPVC double glazed window to front. A good sized double bedroom. Built-in furniture, laminate floor, radiator.

Bedroom 4
11'11" (max) x 9'2" (3.64m (max) x 2.80m)
uPVC double glazed window to front. Carpet, radiator.



Bedroom 5
13'1" x 12'8" (4.0m x 3.87m)
uPVC double glazed window to front looking out towards Sully church and grounds. Two large built-in wardrobes and drawers, carpet, radiator.

Shower Room
8'2" x 4'5" (2.51m x 1.35m)
Compact shower room. Comprising shower enclosure, wash hand basin and wc with built-in cupboards. White tiling, laminate floor, ladder radiator. uPVC double glazed window.

Front Garden
Excellent off road parking both sides of the property, large garage to the right hand side.

Rear Garden
The property is found with a generous west facing rear garden backing onto countryside. The garden gently slopes away from the house, immediately outside the house is a full width terrace with mixed planting and decking, access to garage. Steps lead down to a large area of lawn with several mature trees.

Double Garage
19'10" x 17'5" (6.06m x 5.32m)
With up and overdoor to front.

Council Tax
Band G £3,447.77 p.a. (25/26)

Post Code
CF64 5TD

