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Cog Road, Sully Penarth  
offers over £600,000



# About the property

\*\*\*A MUST SEE PROPERTY\*\*\*

Located in an enviable position is this charming semi detached family home which boasts some spectacular views overlooking the Vale Of Glamorgan Countryside. Internally comprising to the ground floor an entrance hallway, lounge, dining room, 30' kitchen/breakfast room, orangery, utility room and ground floor shower room. Upstairs there is a family bathroom with a four piece suite as well as four bedrooms with the fourth currently used as a home office. The property is in good decorative order and would ideally suite a larger family. The gardens have been well maintained with the rear garden being particularly pleasant as it offers far reaching views. The front has driveway parking as well as an attractive well established front garden. Located with between the towns of Penarth & Barry which both offer a wealth of amenities.

# Accommodation

## Entrance

An open sided storm porch covers the wooden entrance door which opens into:

## Entrance Hallway

Doors lead to lounge, dining room & kitchen/breakfast room. Amtico style flooring. Stairs rising to first floor with half landing. Picture rail. radiator. Power points. Telephone point.

## Dining Room

13' 5" into bay max x 11' 3" ( 4.09m into bay max x 3.43m )  
Wooden framed double glazed windows to front bay. Amtico style flooring. Radiator. Power points. Picture rail.

## Lounge

13' max x 12' 5" ( 3.96m max x 3.78m )  
Wooden framed double glazed windows to front. Stripped wooden floorboards. Power points. Television point. Picture rail. Cast iron gas fire place with slate inset & hearth with wooden surround.

## Kitchen / Breakfast Room

29' 10" max x 10' 9" extending to 12' 7" max ( 9.09m max x 3.28m extending to 3.84m max )

KITCHEN:

A Howdens kitchen fitted with a range of wall and base level units with laminated wood effect work tops. Composite sink and drainer with mixer tap. Space for gas range with metal splash back and cooker hood over. Integrated fridge. Integrated freezer. Integrated dishwasher. Under unit down lighters. Plinth LED lighting. Power points. Inset spotlights. Two UPVC double





glazed windows to rear. Space for slimline wine cooler. Amtico style flooring. Breakfast bar.

**BREAKFAST AREA:**  
Cast iron gas fire set into a fireplace with wooden surround. Amtico Style flooring. Radiator. Smooth plastered walls. Door leads into utility room. Set of wooden sliding doors open into orangery.

### Orangery

15' 1" x 10' ( 4.60m x 3.05m )  
A set of double glazed bi folding doors open to the rear garden. Ceramic tiled floor with under floor heating. Smooth plastered walls & ceiling with two skylights. Power points.

### Utility Room

7' 5" x 7' 3" max ( 2.26m x 2.21m max )  
Plumbing for an automatic washing machine. Space for condensing tumble dryer. Space for fridge freezer. Radiator. Smooth plastered walls & ceiling. Ceramic floor tiles. Wooden framed double glazed windows overlooking into orangery. Door leads to understair storage cupboard. Door opens to:

### Ground Floor Shower Room

5' 2" x 8' ( 1.57m x 2.44m )



Fitted with a three piece suite comprising of a shower with rain head & shower attachment and sliding glass door. Low level dual flush W.C. Wash hand basin set in vanity unit cupboard under. Wooden paneling to half height with smooth plastered walls and ceiling above. Wooden framed double glazed window to rear & side. Heated towel rail finished in matt black. Ceramic floor tiles.

### Landing

Half landing has wooden framed single glazed windows to front & side. Doors leading into bathroom & four bedrooms. Loft access hatch. Overhead storage cupboard.

### Bedroom One

12' 10" x 12' 5" into recess max ( 3.91m x 3.78m into recess max )  
Wooden framed double glazed windows to front. Stripped wooden floorboards. Radiator. Picture rail. Smooth plastered walls and ceiling. Power points.

### Bedroom Two

10' 8" x 12' 5" max ( 3.25m x 3.78m max )  
Wood framed double glazed windows to rear offering far reaching countryside views. Stripped wooden floorboards. Radiator. Power points. Smooth plastered



walls & ceiling. Built in storage cupboard housing gas fired boiler with overhead storage.

### Bedroom Three

9' 3" x 11' 3" ( 2.82m x 3.43m )  
Wooden framed double glazed window to front. Radiator. Laminate flooring. Power points. Smooth plastered walls and ceiling.

### Bedroom Four / Home Office

5' 7" x 8' ( 1.70m x 2.44m )  
Currently used as a home office. Single glazed window to side. Stripped wooden floorboards. Powerpoints. Plastered walls & ceiling.

### Bathroom

5' 6" x 11' 3" ( 1.68m x 3.43m )  
Fitted with a four piece white suite comprising of a panel bath with centralised taps. Pedestal wash hand basin. Low level dual flush W.C. Tiled shower enclosure with rain head with shower attachment and sliding glass doors. Heated towel rail finished in chrome. Porcelain floor & wall tiles. Inset spotlights.

### Front Garden & Driveway



An attractive front garden with brick & stone wall boundaries and a block paved driveway parking able to accommodate at least 2-3 vehicles. Area laid to lawn with a range of trees, plants & mature shrubs. Wooden gate gives access to the rear garden.

## Garden

An attractive rear garden offering far reaching views overlooking green fields and agriculture land. Surrounded by stone wall and wooden fences and features a slate paved patio seating with LED up lighters and barbecue area. There are three tiered lawned areas. Range of plants, trees and mature shrubs. Wooden rotunda with circular stone seating. Composite decking to the rear of the garden finished in grey. Outside power. Circular fish pond with water pump & filtration system. Outside water tap. Wooden gate opens to give access to front driveway.







## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.