



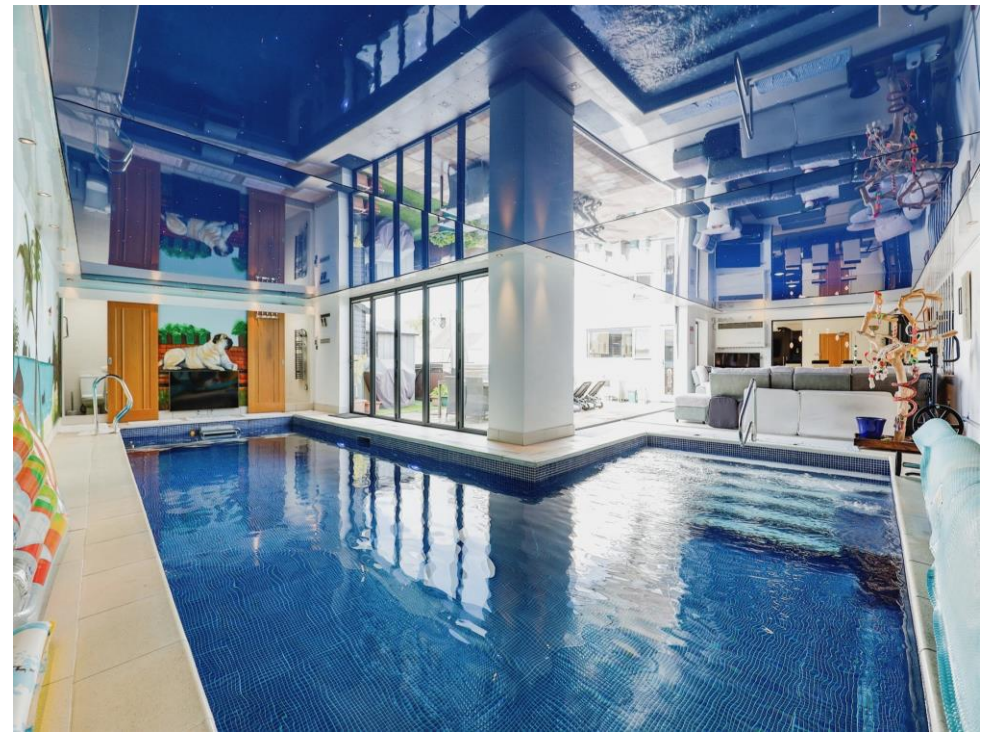
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Cog Road, Sully Penarth
£1,350,000



About the property

A unique detached five double bedroom newly built gable fronted house, 95% new in 2017, and occupying a stunning position fronting Cog Road, a highly favoured location, with wonderful far reaching elevated views across rolling fields and countryside. This capacious residence provides 4695 square feet and includes a superior luxury indoor fully heated swimming pool complete with a fast lane wave machine (£8,000), and a separate steam room with separate shower room & wc. This versatile and well designed property is totally new both inside and outside from 2017, and includes large generous rooms including a 22 FT entrance reception hall with a solid oak imposing staircase with bespoke clear glass panels, a stunning lounge (30'0 x 14'3), inset with contemporary split faced stone fire place and a stylish clear view living flame glass fronted log effect gas fire (£3,000). Light Oak double doors lead into a fabulous open plan fully fitted kitchen and dining room (30'0 x 18'4) equipped with Quartz Granite work tops, integrated appliances and a large Island Unit. Bi-folding doors lead into a superb family room (25'9 x 15'0) which is open plan to the luxury indoor pool. There is also a large utility room (13'7 x 11'6) equipped with three 2017 gas boilers which service the entire property.

Accommodation

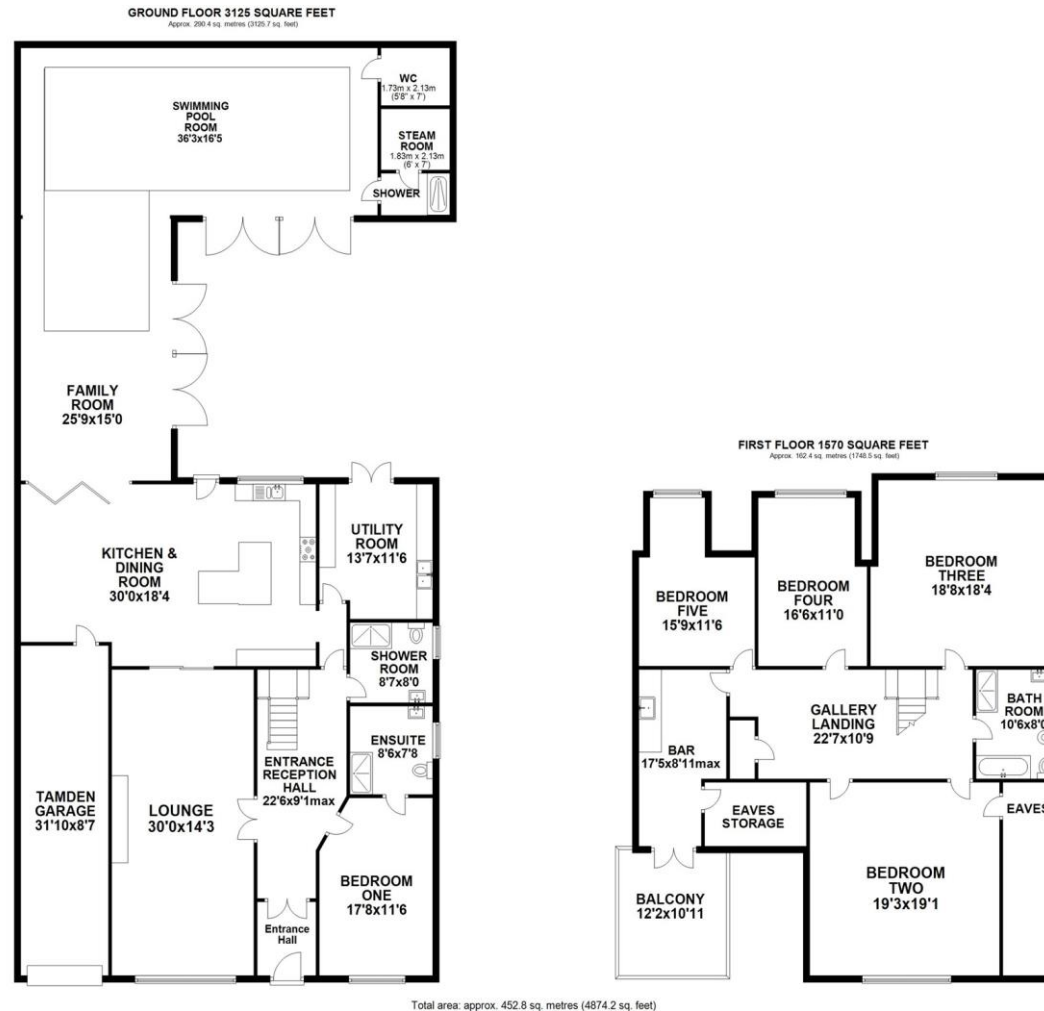












Important Information

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.