



## Andrew Road, Penarth, South Glamorgan, CF64 2NU

### Guide Price £225,000

Presenting a lovely two bedroom family home on the quiet Andrew Road in Cogan. The property boasts two double bedrooms with fitted wardrobes and large windows, which allow lots of natural light into the property. Upstairs is a large family bathroom with shower and bath.

One of the main features of this property is its large garden to the rear, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. To the front of the property, there is parking available, providing convenience for those with vehicles.

Andrews Road is a popular side road - catchment for the highly regarded Cogan Primary and St. Cyres secondary schools. It has excellent transport links, including train stations and bus routes, which provide easy access to Cardiff and surrounding areas, ideal for commuters or those looking to explore the city.

The property is in need of renovation, so ideal for you to be able to put your own stamp on, it would also make a great investment or home for first time buyer. The property is currently tenanted and occupied until July 2024.

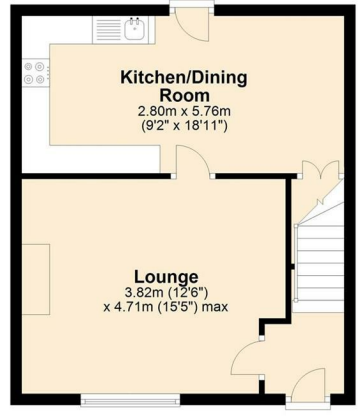
Offered with no onward chain

# KEY LET

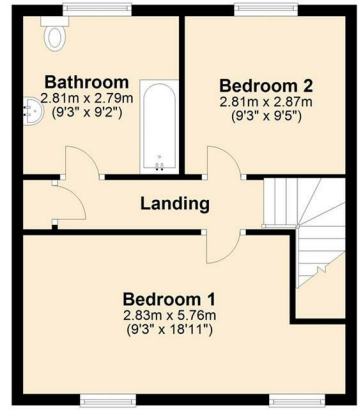
SALES & LETTINGS



**Ground Floor**  
Approx. 38.7 sq. metres (416.3 sq. feet)



**First Floor**  
Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)

Energy Efficiency Rating	
Current	Target
86	86
<small>Very energy efficient - lower running costs</small> <small>Best energy efficient - higher running costs</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC <small>Environmental Impact (CO<sub>2</sub>) Rating</small>	
Current	Target
65	85
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC	

