

6 Charlotte Street

Cogan, Vale of Glamorgan, CF64 2JX



A classic Victorian stone built terraced house, ideal for young families and located close to Leisure Centre, train station, primary school and nursery and with easy access into Penarth town centre, Marina and out to Cardiff and the M4. Comprising a porch, entrance hall, open plan living / dining room and kitchen / diner on the ground floor as well as three bedrooms and a bathroom above, plus an informal loft room. There is a low maintenance rear garden and the property is in very good order throughout while retaining plenty of potential for personalisation. Viewing advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£275,000

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Accommodation

Ground Floor

Porch 2' 7" x 4' 2" (0.78m x 1.28m)

uPVC double glazed panel front door. Open to the hall. Wood block floor.

Entrance Hall

Fitted carpet. Central heating radiator. Doors to the living room and kitchen. Coved ceiling. Stairs to the first floor with under stair storage area.

Living / Dining Room 11' 6" max into recess x 22' 8" (3.51m max into recess x 6.91m)

A spacious living room with dual aspect having a uPVC double glazed window to the front and another to the rear. Fitted carpet throughout. Fireplace with wooden surround and cast iron grate and slate hearth (gas fire is not connected). Two central heating radiators. Dado rails. Power points and TV point.

Kitchen / Diner 9' 0" max x 22' 3" (2.75m max x 6.79m)

An extended space that adds a good bit of dining space to the rear of the kitchen as well as a large uPVC double glazed window to the rear overlooking the garden. Additional uPVC double glazed window and a door to the side. Fitted kitchen comprising wall units and base units with shaker style doors and wood effect laminate work surfaces. Integrated appliances including an electric oven, grill, four zone electric hob and extractor hood. Space for fridge freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. Part tiled walls. Power points. Central heating radiator. Laminate floor throughout.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Stairs to the informal loft room, with small under stair cupboard. Coved ceiling.

Bedroom 1 15' 1" into recess x 10' 11" (4.61m into recess x 3.32m)

Double bedroom across the full width of the front of the house. Two uPVC double glazed windows. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 2 11' 11" into recess x 9' 7" into recess (3.63m into recess x 2.93m into recess)

The second double bedroom, this time with a uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points and TV point. Built-in cupboard.

Bedroom 3 5' 7" x 6' 8" (1.71m x 2.04m)

A single bedroom, currently used as a dressing room and equally suited to being a study. Fitted carpet. uPVC double glazed window to the side. Power points.

Bathroom 8' 6" x 6' 1" (2.6m x 1.86m)

Vinyl flooring and part tiled walls. Suite comprising a paneled bath with mixer shower, a WC and wash sink. Built-in cupboard with an Ideal gas combination boiler. uPVC double glazed window to the rear. Central heating radiator.

Loft Room 14' 3" x 10' 10" approx (4.34m x 3.3m approx)

A useful, versatile room at the top of the house with a Velux window to the rear. Fitted carpet. Power points.

Outside

Rear Garden

An enclosed rear garden, mostly laid to timber decking that provides a great seating area and entertaining space. Low maintenance and with a north easterly aspect. Secure outside store.

Additional Information

Tenure

The property is held on a freehold basis (WA199292).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2,003.04 for 2024/25.

Approximate Gross Internal Area

1189 sq ft / 110.5 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services, with gas central heating.

Energy Performance Certificate

Floor Plan











