



DOCK STREET  
COGAN  
PENARTH CF64 2LA

ASKING PRICE OF

**£289,950**



THREE BEDROOM MID TERRACED HOUSE



**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,001 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\*MID-TERRACED HOUSE\* IMMACULATELY PRESENTED\*\*** MGY are delighted to bring to market this well presented three bedroom mid-terraced house, situated in the highly sought after area of Cogan, Dock Street. The modern accommodation briefly comprises lounge/diner, kitchen, three bedrooms, cloakroom and bathroom. The property further benefits from gas central heating, double glazing throughout and a low maintenance rear garden. The property is walking distance to local amenities, Cogan Train Station, Cogan Leisure Centre, Public Transport Links, and Easy access to the M4.

#### **LOCATION**

Cogan, is a well-established and sought after residential area in the Vale of Glamorgan, rich in character and local history. Developed during the Victorian era, it is known for its attractive terraced homes. Cogan benefits from excellent transport links via Cogan railway station, offering convenient access to Cardiff, Penarth, and the wider coastal region. Cogan is also home to highly regarded schools, such as Stanwell School, St Cyres School, and Cogan Primary School. With this blend of coastal proximity and everyday conveniences, Cogan remains a popular choice for families and professionals alike.

#### **ENTRANCE HALL**

Entered via double glazed composite front door with window over, into hallway. Traditional style radiator. Tiled flooring. Doors to lounge/diner and kitchen. Stairs to first floor with pull-out storage and two storage cupboards under.

#### **LOUNGE/DINER**

22' 7" x 11' 11" (6.90m x 3.65m)  
Open-plan with uPVC double glazed window to front and French patio doors to rear. Feature period fireplace has fire (not connected), with stone hearth. Laminate wood flooring. Two modern radiators.

#### **KITCHEN/BREAKFAST ROOM**

12' 5" x 9' 9" (3.80m x 2.98m)  
The kitchen is fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. Space for fridge/freezer, dishwasher and washing machine. Tiled flooring a splash

backs. Radiator. uPVC double glazed window to side. Door to lobby with tiled flooring and under floor heating. Glazed door to bathroom and external uPVC double glazed to side.

#### **BATHROOM**

8' 7" x 7' 3" (2.62m x 2.22m)  
A stunning new bathroom suite to include low level WC, vanity enclosed wash hand basin, roll top free-standing bath, and shower cubicle. Modern tiled flooring with underfloor heating. Tiled splash backs. Ladder radiator. Extracting fan. uPVC double glazed window to side. LED mirror. Spotlights.

#### **FIRST FLOOR**

A split landing with two bedrooms to front aspect and a further bedroom and bathroom to rear. Airing cupboard. Loft access with pull-down ladder (boarded with lighting).

#### **MASTER BEDROOM**

15' 5" x 10' 10" (4.72m x 3.32m)  
Two uPVC double glazed windows to front. Traditional style column radiator.

#### **BEDROOM TWO**

11' 2" x 10' 0" (3.42m x 3.06m)  
uPVC double glazed window to rear. Traditional style radiator.

#### **BEDROOM THREE**

9' 11" x 8' 0" (3.03m x 2.44m)  
uPVC double glazed window to side. Rational style column radiator.

#### **CLOAKROOM**

4' 2" x 3' 9" (1.29m x 1.15m)  
Low level WC and wash hand basin. Fitted storage cupboard. Laminate wood flooring. Worcester gas combination boiler. Fully tiled walls.

#### **REAR GARDEN**

An enclosed, paved rear garden with Indian sandstone tiles. Boundary wall and fence with gated pedestrian access to rear lane. Outside tap to sides.

#### **TENURE**

MGY have been advised that this property is freehold.

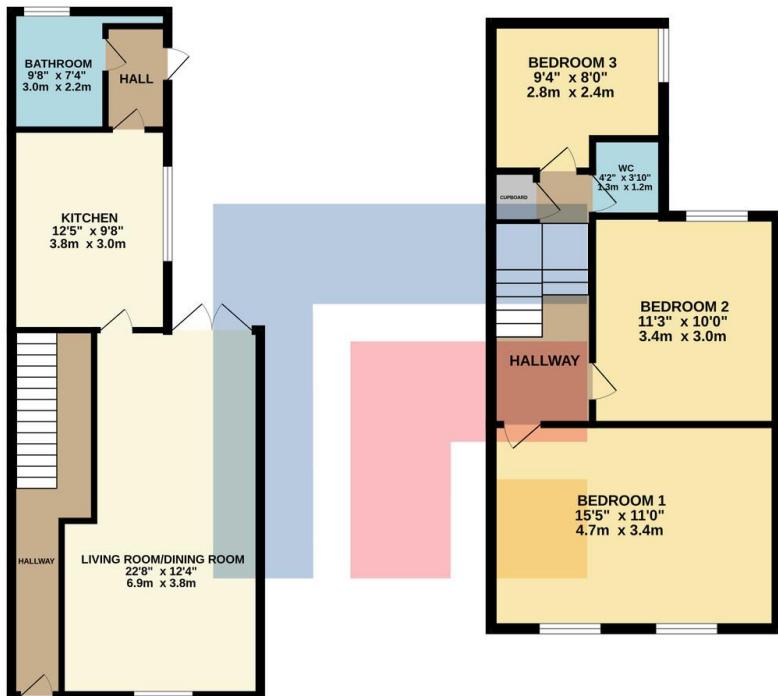


**M G Y . C O . U K**

# DOCK STREET, COGAN, PENARTH CF64 2LA



# DOCK STREET, COGAN, PENARTH CF64 2LA



TOTAL FLOOR AREA: 863 sq.ft. (80.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for identification purposes only and should not be relied on as being accurate. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Measure 2008.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**PENARTH 029 2047 5191**  
 17 Glebe Street, Penarth, Vale of Glamorgan,  
 CF64 1ED



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**M G Y . C O . U K**