



DOCK STREET
COGAN
PENARTH CF64 2LA

ASKING PRICE OF
£289,950



THREE BEDROOM MID TERRACED HOUSE



3



1



2



1

****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

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,001 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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

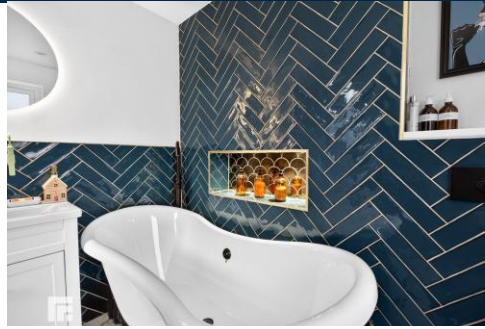
An enclosed, paved rear garden with Indian sandstone tiles. Boundary wall and fence with gated pedestrian access to rear lane. Outside tap to sides.

TENURE

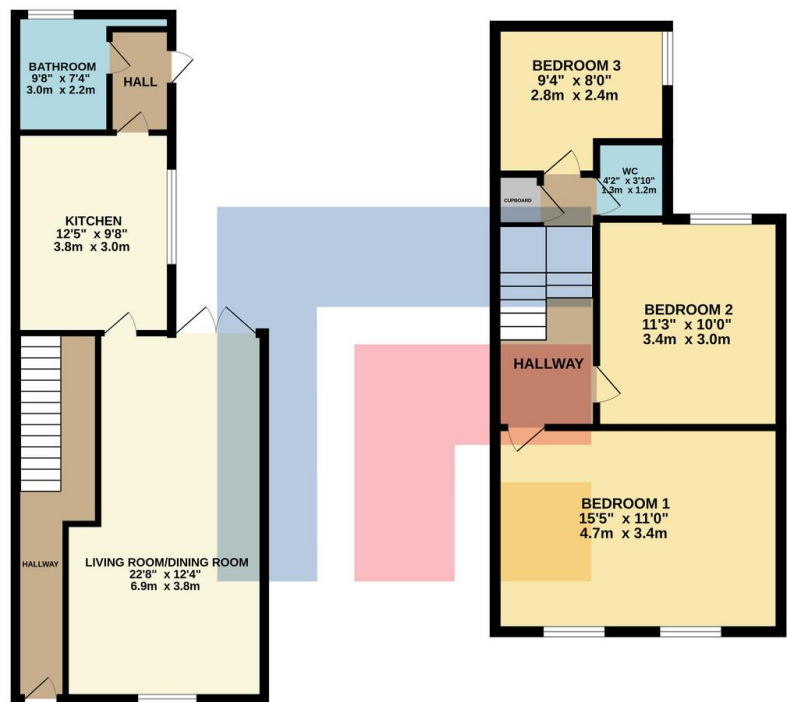
MGY have been advised that this property is freehold.



DOCK STREET, COGAN, PENARTH CF64 2LA



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TOTAL FLOOR AREA: 983 sq.ft. (91.3 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan C1020

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

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