

6 Cog Road



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



6 Cog Road

CF64 5TD

A surprisingly spacious three bedroom house in the centre of Sully. Comprises central hallway, lounge, dining room, kitchen, two bedrooms, bathroom to ground floor. Bedroom loft room conversion with shower. Driveway, garage. Private rear garden. Property will be decorated throughout, unfurnished. Available mid February.

£1,495

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Entrance hall
Vinyl flooring.

Living/Dining Room
25'11" x 10'0" (7.92 x 3.07)
Window to front, patio doors to rear. Vinyl flooring in dining room, carpet in living room.

Kitchen
12'9" x 8'5" (3.89 x 2.59)
Black gloss units with contrasting wooden worktops, oven, electric hob, integrated slim line dishwasher, free standing washing machine and fridge freezer. Window and door to rear.

Bedroom 3
8'5" x 9'4" (2.59 x 2.87)
Window to side, carpet and radiator.

Bedroom 2
11'5" x 10'9" (3.49 x 3.29)
Built in storage, window to front, carpet.

Family Bathroom
8'6"x 5'9" (2.60x 1.76)
Family bathroom with sunk in bath, bowl sink and w/c. Frosted windows to side, tiled flooring.

Stairs to loft room
Carpet.

Bedroom 1
17'3" x 15'7" (5.28 x 4.76)
Spacious master bedroom with shower. Built in wardrobes and chest of draws. Carpet, Velux windows.

Rear Garden
Low maintenance paved rear garden.

Garage
Sliding patio door to garage.

Off Road Parking
Parking for two cars.

Council Tax
Band E £2,528.26 (25/26)

Security Deposit
£1,495

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

