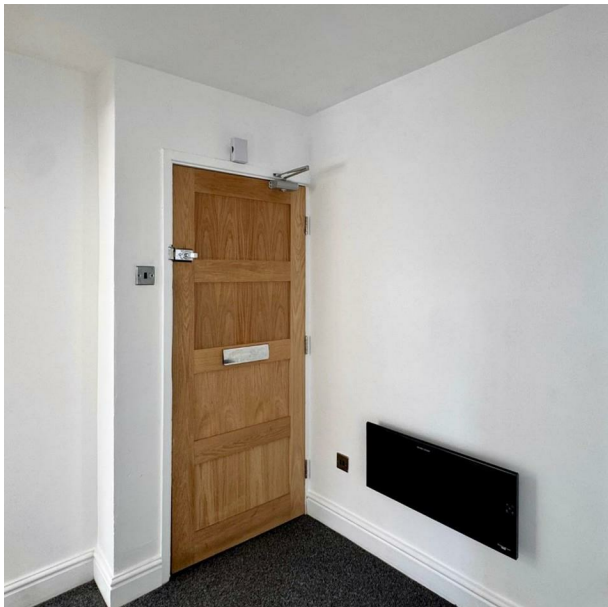


3 Rowan House Bridge Street



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

First Floor



Total area: approx. 58.6 sq. metres (630.3 sq. feet)  
3 Rowan House

SHEPHERD SHARPE



## 3 Rowan House Bridge Street

Cogan CF64 2LH

£165,000

A stylishly presented and upgraded first floor two double bedroom apartment offering great square footage with a practical layout. Comprising spacious hallway with deep store cupboard, good size living room, new fitted kitchen, two double bedrooms and well appointed shower room. Outside cupboard on the landing. uPVC double glazing, modern electric heating, replastered throughout, decorated in white, fitted carpets. Extended lease. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Outer front door to communal hallway.

#### Communal Hallway

Stairs to first floor. Solid oak panelled door with chrome door furniture to apartment, storage cupboard off landing housing consumer unit and electric meter.

#### Hallway

8'6" x 6'0" (2.60m x 1.83m)

A welcoming hallway, carpet, electric radiator, large built-in cupboard plus access to pressurised hot water system and water heating.

#### Lounge/Dining Room

15'9" x 10'11" (4.82m x 3.33m)

A good sized lounge. uPVC double glazed windows to front and side. Replastered and redecorated in white, carpet, new electric radiator, chrome switches and sockets.



#### Kitchen

10'8" x 6'9" (3.26m x 2.08m)

A new fitted kitchen (unused) finished in grey with aluminium trim door handles, sink and drainer with lever mixer tap. Electric hob, black splashback and extractor hood, new electric oven, built-in dishwasher, space for large fridge/freezer. Tiled floor, chrome switches and sockets, decorated in white. uPVC double glazed window to rear.

#### Bedroom 1

14'1" x 10'11" (4.30m x 3.34m)

The larger of the two bedrooms. uPVC double glazed window to rear. Carpet, large built-in wardrobes, brushed stainless chrome switches and sockets, replastered and redecorated in white.



#### Bedroom 2

12'7" x 8'7" (3.84m x 2.62m)

A second double bedroom. uPVC double glazed window to front. Carpet, electric radiator, chrome switches and sockets, replastered and redecorated in white.

#### Shower Room

10'9" x 4'10" (3.30m x 1.49m)

A contemporary shower room. Attractively finished, comprising large shower enclosure with rainfall shower and separate shower attachment, recessed controls, trough style wash basin with mixer tap and pop-up waste, back to the wall wc with twin flush. Attractive counter tops and storage areas, integrated mirror, recessed shelving, column radiator in chrome, attractive tiling. uPVC double glazed window.



#### Communal Area

Parking.

#### Lease Details

Extended Lease 153 years from 2006

Maintenance £30 per month

No Ground Rent

#### Council Tax

Band C £2,009.93 p.a. (26/27)

#### Post Code

CF64 2LH

