



Rookery Wood, Penarth, CF64 5TX

Welcome to

Rookery Wood, Penarth

A stylish four double bedroom bungalow in the exclusive Rookery Wood enclave off Cog Road, offering a private south-facing garden, three spacious reception room, a large master bedroom with ensuite, open plan kitchen/living space, utility room, office, steam 'room' and parking for several vehicles.

Reception Hall

Entered via a part double glazed door into a generous hallway with doors leading to the lounge, kitchen and a cloakroom/WC.

Cloakroom/Wc

Double glazed aluminium window to front, radiator, WC and wash hand basin with mixer tap over.

Lounge

Double glazed window to side, double glazed sliding patio doors providing direct access to the garden, contemporary wood burner with feature tiled wall, spotlights, radiator, solid wood flooring, integrated shelving and wood storage, door to rear hallway.

Kitchen Area

Double glazed window to front, extensive range of floor and wall mounted kitchen units with work-top over incorporating a large breakfast bar, one and a half bowl and drainer sink unit with mixer tap over, integrated eye-level electric oven and microwave, induction hob with stainless steel cooker hood over, integrated fridge and dishwasher, tiled walls and floor, spotlights, open plan to the dining/living room, doors to utility room and sitting/dining room.

Dining/Living Room

Double glazed sliding patio doors to rear leading directly to the rear garden, door to rear hallway, radiator - a versatile room that could be used as a dining room, living room or both depending on a buyers living requirements.

Sitting/Dining Room

Two double glazed windows to front, two radiators, door to office - currently used as a formal dining room but could be used a generous sitting room.

Office

Double glazed window to rear, radiator, range of fitted office furniture to remain.

Rear Hallway

A wide, inviting hallway with large built in storage cupboard, doors to four bedrooms and access to a steam 'room'.

Steam Room

Accessed from the hallway, fully tiled.

Master Bedroom

Double glazed window to side, double glazed sliding door to rear giving access directly onto the rear garden, radiator, extensive range of fitted wardrobes to one wall with sliding mirrored doors, door to ensuite.

Ensuite

Double glazed window to side, wc with enclosed cistern, wall mounted wash hand basin with mixer tap over, walk-in double width shower unit with glass screen and mains-fed rainfall shower, tiled walls and floor, spotlights and radiator.

Bedroom 2

Double glazed window to side, built-in triple wardrobe and radiator.

Bedroom 3

Double glazed window to side, built-in double wardrobe with sliding mirrored doors and radiator.

Bedroom 4

Double glazed window to side, built-in double wardrobe with sliding mirrored door and radiator.

Bathroom

Double glazed window to front, built-in double wardrobe, wc, pedestal wash hand basin with mixer tap over, clawed-foot bath, double width shower, tiled walls and floor, radiator and spotlights.

Outside

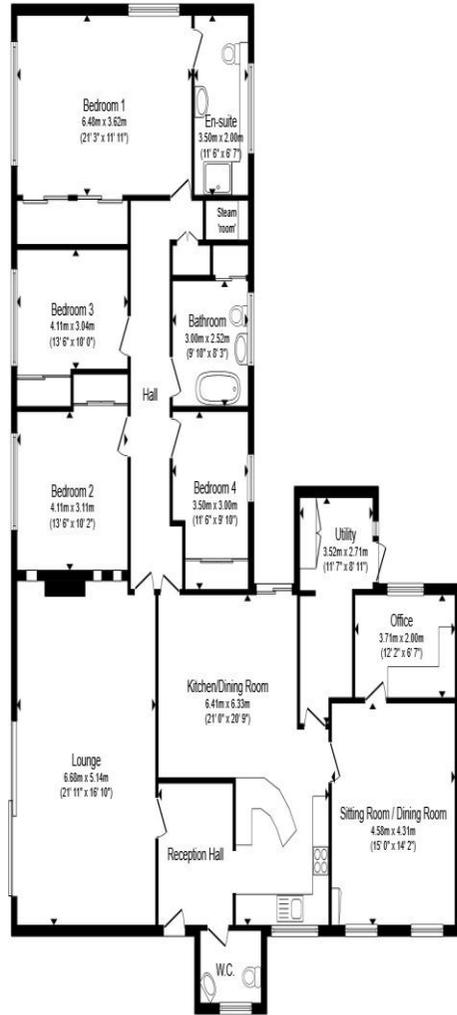
The large driveway is accessed from a private road to just three houses and provides plenty of parking for several vehicles. From the driveway there is access to the rear and side gardens from either side of the property.

Front

The large driveway is accessed from a private road to just three houses and provides plenty of parking for several vehicles. The garden area is laid mainly to lawn with additional raised planter adjacent to the house, mature hedged boundaries and wrought iron gates providing access to the rear garden.

Rear

The landscaped rear garden itself offers surprising privacy and benefits from a southerly facing aspect. The garden has a large swimming pool (currently requires re-lining), and houses a timber potting shed and summerhouse, whilst the garden itself is laid to lawn and paving slab with planted borders and mature hedged boundaries.



Floor Plan

Total floor area 209.1 m² (2,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Rookery Wood, Penarth

- A four bedroom detached bungalow in the sought-after, privately built collection of just three homes in Rookery Wood off Cog Road.
- Generous and private plot with driveway for several vehicles and a southerly facing landscaped rear garden.
- Three spacious reception rooms including an open plan kitchen/living space offering flexibility for entertaining and everyday life, plus a dedicated office.
- Large master bedroom with excellent wardrobe space, served by a sizeable ensuite.
- Three further double bedrooms, ensuite, family bathroom, steam 'room', utility room and cloakroom/WC.

Tenure: Freehold EPC Rating: C

Council Tax Band: H

£885,000

directions to this property:

From the M4 J33, proceed along the A4232 and take the first main slip road signposted to Cardiff. At the roundabout take the 3rd exit onto Port Road (A4050) and proceed through four roundabouts. At the fifth roundabout take the first exit onto the Barry Docks Link Road (A4231), continue through one roundabout and a set of traffic lights and at the second roundabout take the second exit onto Sully Moors Road. At the next roundabout take the first exit onto South Road and then take the first left hand turning onto Cog Road. Proceed past the public house on the right hand side and 2 Rookery Wood can be accessed via a private road on the right hand side, The subject property is the third home off the mini-roundabout at the end of Rookery Wood.



view this property online allenandharris.co.uk/Property/PNR106933



Property Ref:
PNR106933 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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