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

5 Cogan Court Cogan Pill Road

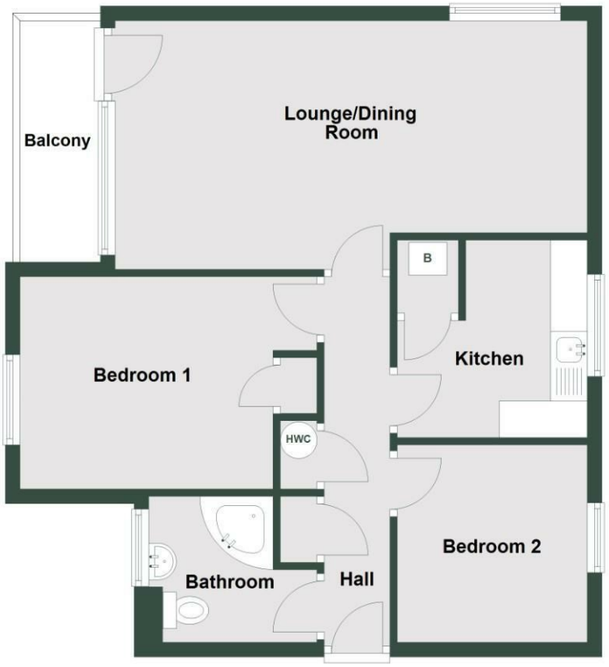
Llandough CF64 2NF

Price Guide

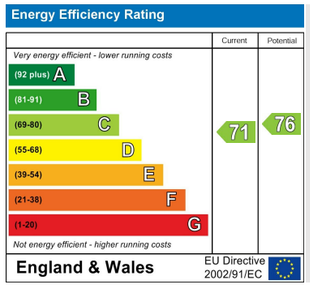
£80,000

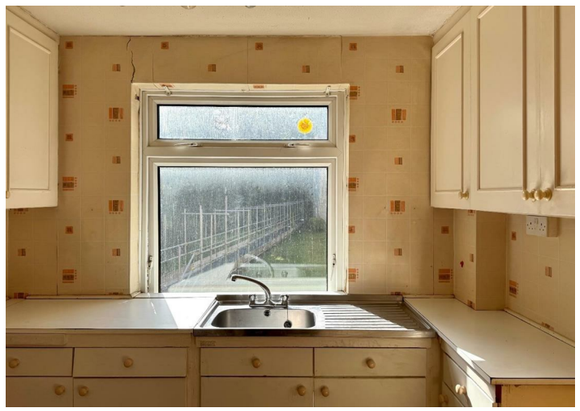
A ground floor two bedroom apartment requiring complete renovation. Comprises hallway with airing cupboard and cloaks cupboard, lounge/dining room, covered balcony, kitchen, two bedrooms and shower room. Presently the building is undergoing some major remedial works. Share of freehold (with extended lease of 999 years on completion).

Ground Floor



Total area: approx. 56.5 sq. metres (607.8 sq. feet)
5 Cogan Court





Front door to hallway.

Hallway
Access to airing cupboard and cloaks cupboard.

Lounge/Dining Room
22'2" x 11'1" (6.78m x 3.40m)
Full height windows to one side with access to balcony, double glazed full height window to side looking onto Woodland.

Kitchen
8'10" x 8'6" (2.70m x 2.60m)
Requiring refurbishment. uPVC double glazed window. Airing cupboard with warm air heating system (untested), plumbing for washing machine, space for tumble dryer.

Bedroom 1
9'3" x 11'1" (2.84m x 3.39m)
uPVC double glazed full height window to side. Built-in wardrobes, original store cupboard.

Bedroom 2
8'9" x 8'6" (2.69m x 2.60m)
A small second bedroom. Full height double glazed window to side.

Shower Room
7'8" x 6'5" (2.35m x 1.98m)
Converted to a shower room. Comprising satin chrome shower enclosure with electric shower, wash basin and wc. Tiled floor and splashback, Diplex electric fan heater (untested). Double glazed window with privacy glass.

Outside
Storage shed number 15.

Garage
Single garage (number 18).

Share of Freehold
Lease 999 years (from completion).
Maintenance £2,000 p.a. (approximately)

Council Tax
Band C £1,874.08 p.a. (25/26)

Post Code
CF64 2NF

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