

5 Cogan Court Cogan Pill Road

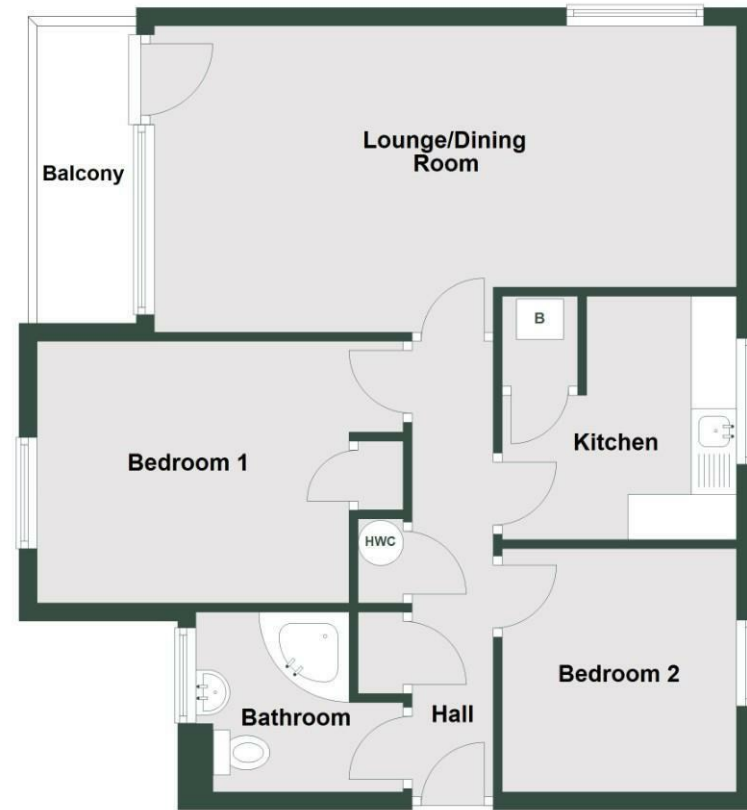
4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

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

**SHEPHERD SHARPE**

**Ground Floor**



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



**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 (lease will need to be extended).

Energy Efficiency Rating	
	Potential
Very energy efficient – lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient – higher running costs	
	71 76

England & Wales EU Directive 2002/91/EC



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 99 years from 1982.

Maintenance £2,000 p.a. (approximately)

**Council Tax**

Band C £1,874.08 p.a. (25/26)

**Post Code**

CF64 2NF

