

11 Bridge Street



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

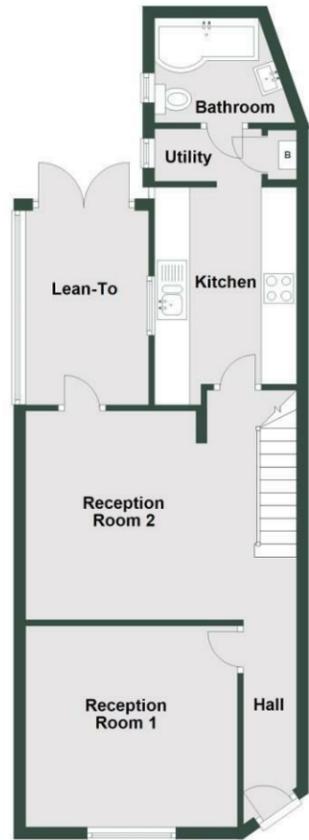
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

**SHEPHERD SHARPE**



Ground Floor



First Floor



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)  
**11 Bridge Street**

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Cogan CF64 2JB

**£259,950**

A well located three bedroom end terrace house situation in a convenient location close to the railway and town centre. Comprising hallway, two reception rooms, lean-to storage, kitchen and recently refurbished fully tiled bathroom to ground floor, three double bedrooms to first floor. Private low maintenance west facing rear garden. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	



New composite part glazed front door to hallway.

#### Hallway

Laminate floor, radiator, panelled door to reception room 1, freshly decorated.

#### Reception Room 1

11'8" × 10'6" (3.56m × 3.22m)

A bright and light reception room. Large uPVC double glazed window to front. Freshly decorated, original cornice, carpet, radiator.

#### Reception Room 2

14'11" × 11'6" (4.55m × 3.52m)

A wide room which has been knocked through to the inner hallway. Open plan staircase to first floor, laminate floor, door to kitchen, uPVC double glazed door to lean-to storage area, radiator.

#### Lean-To

5'4" × 9'10" (1.65m × 3.00m)

Access to garden, useful storage space.

#### Kitchen

12'1" × 7'6" (3.70m × 2.30m)

A fitted kitchen comprising pale wood effect units, co-ordinating worktops, sink with half bowl and drainer, mixer tap. Integrated gas hob, electric oven, extractor, plumbing for washing machine and dishwasher, space for fridge, tiled splashback and floor. uPVC double glazed window to side.

#### Rear Lobby/Utility Area

Boiler cupboard with access to Worcester Bosch combination boiler, space for washing machine, countertop, radiator. uPVC double glazed window to side.

#### Bathroom

A refurbished bathroom and fully tiled. Comprising bath with chrome shower fitting with rainfall shower, wc, wall hung wash basin with built-in storage beneath, chrome fittings. Chrome radiator, cushion flooring, modern lighting, extractor.

#### First Floor Landing

Carpet, loft access, window to side, freshly decorated. Panelled doors to all first floor rooms.

#### Bedroom 1

15'1" × 10'6" (4.60m × 3.22m)

A decent double bedroom. Two uPVC double glazed windows to front. Carpet, radiator, stylishly presented, original cast iron fireplace.

#### Bedroom 2

11'5" × 9'10" (3.49m × 3.00m)

A second double bedroom. uPVC double glazed window to rear. Freshly decorated, carpet, radiator.

#### Bedroom 3

11'4" × 7'11" (3.46m × 2.43m)

uPVC double glazed window to side. Carpet, radiator, attractively presented.



#### Rear Garden

West facing rear garden which is good for afternoon sun, paved side return, outside water and lighting, gated access to secure lane, raised patio/deck, feather edged fencing to three sides.

#### Council Tax

Band D £2,124.01 p.a. (25/26)

#### Post Code

CF64 2JB

