



**Cogan Court, Cogan Pill Road, Llandough, Penarth, CF64 2NF**

## ***Welcome to***

### **Cogan Court, Cogan Pill Road, Llandough, Penarth**

NO CHAIN! A well-presented two-bedroom flat situated in the popular Cogan Court development on Cogan Pill Road, Penarth, offering convenient access to local amenities, transport links and the waterfront.

#### **Entrance Hall**

Cupboard housing washing machine. Cupboard housing hot water tank and shelving. Doors to all rooms.

#### **Lounge / Dining Room**

Double glazed window to side. Door to rear leading to balcony. Wood effect flooring. Radiator. TV point. Telephone point.

#### **Kitchen**

Double glazed window to front. Wall and floor mounted kitchen units with work surface over. Tiled splash back. Integrated oven and electric hob with cooker hood over. Integrated dishwasher. Space for fridge-freezer.

#### **Bedroom One**

Double glazed window to rear. Built-in wardrobe. Wood effect flooring. Electric radiator.

#### **Bedroom Two**

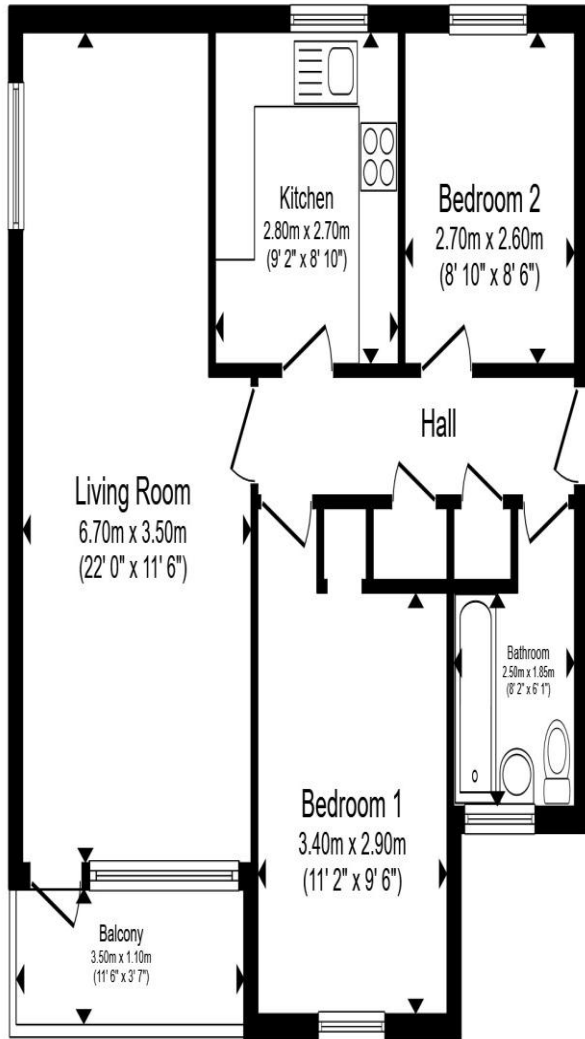
Double glazed window to front. Wood effect flooring. Electric radiator.

#### **Bathroom**

Obscured doubled glazed window to rear. P-shaped bath with shower over. Wash hand basin. WC. Heated towel rail. Ceramic tiled flooring. Part tiled walls.

#### **Outside**

Communal gardens with parking facilities and bike storage.



Total floor area 59.3 m<sup>2</sup> (638 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](http://www.propertybox.io)



## Welcome to

### Cogan Court, Cogan Pill Road, Llandough, Penarth

- Generously proportioned first floor in the Cogan Court development offered with NO CHAIN
- Bright and spacious living/dining room with private balcony and a separate well-equipped fitted kitchen
- Two well-proportioned bedrooms and a family bathroom
- Convenient location for Penarth, Cardiff Bay and transport links and close to local amenities and waterfront walk
- Ideal for first-time buyers, professionals or investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2153.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Feb 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [allenandharris.co.uk/Property/PNR105630](https://allenandharris.co.uk/Property/PNR105630)



Property Ref:  
PNR105630 - 0005

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