

13 Hewell Street

Cogan, Vale of Glamorgan, CF64 2JZ



A three bedroom Victorian terraced house, located in a very popular spot, ideal for first time buyers, downsizers and investors alike. The property has recently been redecorated throughout, including being painted externally and is sold with no onward chain. The ground floor comprises a porch, entrance hall, open plan living / dining room, kitchen and bathroom. There are three bedrooms on the first floor. The rear garden is fully enclosed and low maintenance. Viewing advised. EPC: D.

**David
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2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 3' 2" x 4' 0" (0.96m x 1.22m)

uPVC double glazed panel front door. Tiled floor. Timber glazed panel inner door to the hall.

Entrance Hall

Laminate flooring. Central heating radiator with cover. Dado rails and coved ceiling. Doors to the living room and kitchen. Stairs to the first floor. Under stair storage area.

Living / Dining Room 11' 4" max into recess x 23' 7" max (3.46m max into recess x 7.18m max)

A spacious, open plan living space with dual aspect having a large uPVC double glazed window to the front and double doors to the rear into the garden. Wooden fire surround. Two central heating radiators - one with cover. Coved ceiling. Power points and TV point.

Kitchen 9' 1" x 11' 6" (2.77m x 3.5m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Range cooker with double oven, grill and four burner gas hob and hotplate. Extractor hood. Space for counter level fridge and freezer. Plumbing for dishwasher. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear. Part tiled walls. Power points. Open to the rear lobby which has a uPVC double glazed panel door into the garden and a door into the bathroom.

Bathroom 8' 3" max x 7' 1" max (2.52m max x 2.15m max)

Tiled floor. Suite comprising a paneled bath with mixer shower and glass screen, a WC and a sink with storage below. Heated towel rail. Recessed lights. Velux window and a uPVC double glazed window to the rear.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all three bedrooms. Built-in cupboards. Dado rail.

Bedroom 1 14' 11" into recess x 11' 1" (4.55m into recess x 3.37m)

A double bedroom across the full width of the front of the property, with two uPVC double glazed windows and extensive fitted wardrobes to one wall. Central heating radiator. Power points. Coved ceiling.

Bedroom 2 9' 6" into recess x 12' 4" (2.9m into recess x 3.77m)

Double bedroom with uPVC double glazed window to the rear and a fitted cupboards that house the gas combination boiler. Fitted carpet. Coved ceiling. Central heating radiator. Power points.

Bedroom 3 9' 5" into recess x 10' 11" max (2.87m into recess x 3.34m max)

Double bedroom to the rear of the house, with a uPVC double glazed window overlooking the garden. Laminate floor. Central heating radiator. Power points. This could be converted into a first floor bathroom and is equally suited to being a home office.

Outside

Rear Garden

An enclosed rear garden with an easterly aspect, low maintenance being laid to paving. Planting beds to one side.

Additional Information

Tenure

The property is held on a freehold basis (CYM211722).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2124.01 for the year 2025/26.

Approximate Gross Internal Area

971 sq ft / 90.2 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











