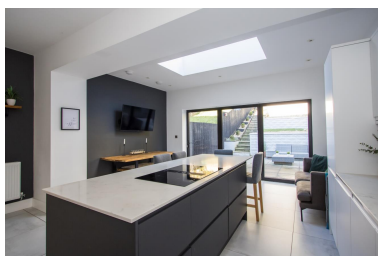


7 Andrew Road

Cogan, Vale of Glamorgan, CF64 2NS



A very well presented and extended three bedroom terraced property located on this popular road in Cogan, just outside of Penarth and offering very convenient access to Leisure Centre, Cogan Primary School and Nursery, train station, supermarket, Penarth Marina and out to Cardiff and the M4. The property has been renovated throughout and comprises an entrance hall, living room and kitchen / diner on the ground floor along with the bedrooms and bathroom above. There is a forecourt to the front that sets the house back from the pavement, as well as a tiered rear garden. Viewing is advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor
Est. Penarth 1969

£315,000

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

Entrance Hall

Tiled floor. Stairs to the first floor with oak and glass balustrade. Attractive wooden sash window to the front with leaded stained glass. Modern composite front door with double glazed panels. Central heating radiator. High level meter cupboard. Under stair storage. Door to the living room and opening to the kitchen.

Living Room 11' 11" x 14' 3" (3.64m x 4.34m)

The main reception room, with two uPVC double glazed window to the front, both with fitted Venetian blinds. Fitted carpet. Built-in TV wall with fitted inset gas fire. Central heating radiator. Power points and TV point.

Kitchen / Diner 15' 10" x 19' 3" (4.82m x 5.87m)

A very spacious, extended family space to the rear of the house with kitchen, dining and sitting areas. Fitted kitchen comprising wall units, base units and central island with a mixture of matt grey and gloss white cabinet doors and quartz work surfaces. Integrated appliances including an electric oven, combination microwave, four zone electric hob with extractor, dishwasher and washing machine. Single bowl ceramic countersunk sink with instant boiling water tap. Recess for American style fridge freezer. Recessed lights. Central heating radiator. Large Central roof lantern window. Ceiling speakers. Three pain aluminium bi-fold doors into and overlooking the garden.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Large hatch to the loft space. Oak and glass balustrade. Doors to the bedrooms (3) and bathroom.

Bedroom 1 10' 0" into recess x 11' 6" (3.05m into recess x 3.51m)

Double bedroom with extensive fitted wardrobes and two uPVC double glazed windows to the front - both with fitted shutters. Fitted carpet. Power points and TV point. Central heating radiator.

Bedroom 2 11' 9" maximum x 10' 2" (3.57m maximum x 3.1m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Central heating radiator. Fitted carpet. Power points and TV point.

Bedroom 3 7' 10" x 7' 11" (2.38m x 2.41m)

Single bedroom to the front. Fitted carpet. uPVC double glazed window. Central heating radiator. Power points and TV point.

Bathroom 7' 9" x 4' 7" (2.37m x 1.39m)

Fully tiled bathroom with suite comprising a panelled bath with mixer shower, WC and wash hand basin with storage below. Fitted mirror. uPVC double glazed window.

Outside

Front

A small raised forecourt laid to concrete, ideal for bin storage and setting the property and front door back from the pavement.

Rear Garden

A tiered rear garden with patio from the kitchen / diner and three additional levels laid to stone chippings. Timber shed.

Additional Information

Tenure

The property is held on a freehold basis (WA152322).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,874.20 for the year 2023/24.

Approximate Gross Internal Area

1076 sq ft / 100 sq m

Notes

The property was re-roofed in 2023.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



This drawing is for illustrative purposes only (not to scale)
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