

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ANDREW ROAD
COGAN

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COGAN, CF64 2NU - £250,000

For sale with no on-going chain and immediate occupation. Beautifully presented post 1914 war mid terrace. Benefiting from a generous and enclosed south facing rear garden. Recently re-decorated throughout with newly fitted quality carpets/flooring. Popular side road - catchment for the highly regarded Cogan Primary and St. Cyres secondary schools. Well placed for Cogan train station, Cogan leisure center plus Tesco supermarket. Briefly comprising of an entrance hall - stylish composite front door, spacious lounge, fitted kitchen, bathroom - shower plus 3 double bedrooms. Complimented with gas central heating - some replacement radiators and serviced regularly by British Gas, upvc double glazing and replacement white panel interior doors. Viewing highly recommended.

 3 bedroom(s)  1 bathroom(s)  814.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 



ENTRANCE HALL

Enter via stylish composite front door, laminate flooring.

LOUNGE

4.65m max x 3.81m (15'3" max x 12'6")

Spacious living room, window to front, corner fitted oak TV unit, TV point, modern electric fire with white surround, fitted glazed oak cabinet.

KITCHEN

4.04m x 2.87m (13'3" x 9'5")

Fitted range of wall and base units with round edge worktops and inset stainless steel sink & drainer with mixer tap, gas cooker point, plumbed for washing machine, space for fridge/freezer, 2 windows to rear plus door to the rear garden, generous under stairs storage with light.

BATHROOM

With fitted vanity unit on entry with wash hand basin and door to room with panelled bath - shower over & glass screen plus close coupled wc, window to rear, upvc clad walls.

FIRST FLOOR LANDING

Access to all bedrooms plus access to the loft.

BEDROOM 1

5.79m max x 3.12m (19' max x 10'3")

Impressive master double bedroom, 3 windows to front.

BEDROOM 2

3.56m x 2.64m max (11'8" x 8'8" max)

Double bedroom, window to rear.

BEDROOM 3

2.97m x 2.54m (9'9" x 8'4")

Double bedroom, window to rear.

GARDEN

Front sloping lawn. Generous enclosed rear garden - southerly facing, fenced, patio area with lawn, outbuilding for storage, outside tap.

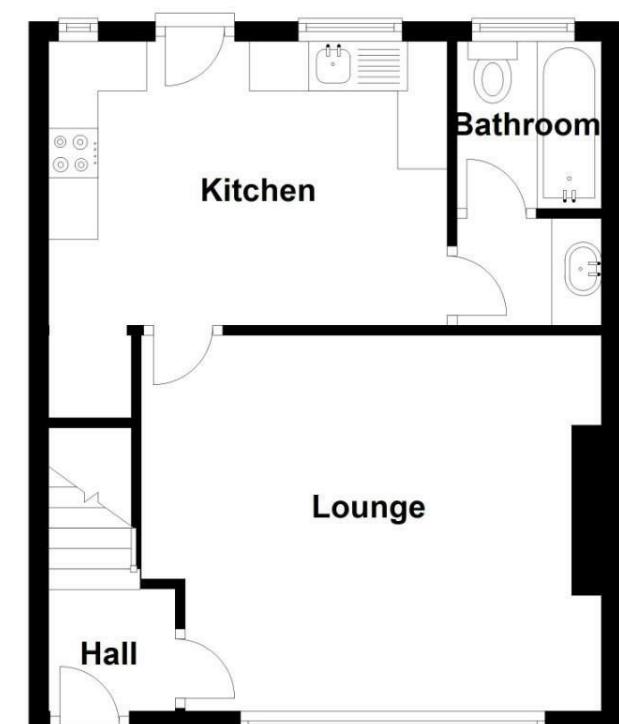
INFORMATION

We believe the property to be freehold, although your solicitor or conveyancer should legally check this out.

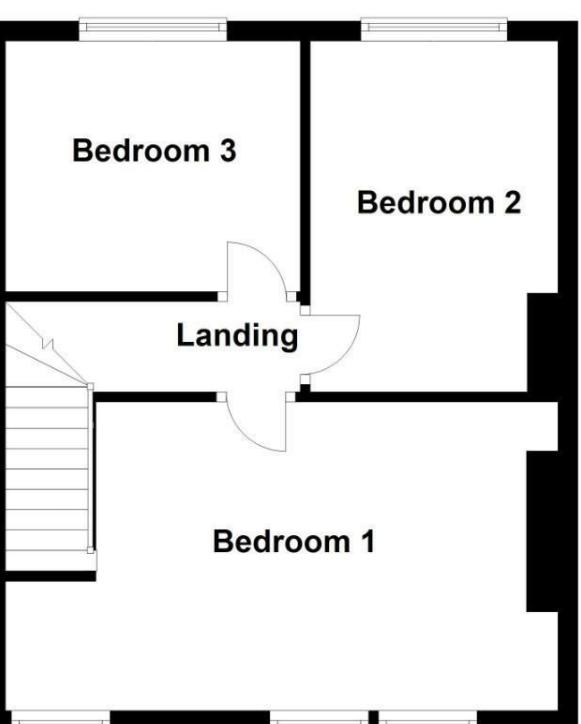
Council Band D - £1,874.20



Ground Floor
Approx. 37.8 sq. metres (407.4 sq. feet)



First Floor
Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 sq. feet)