

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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ANDREW ROAD  
COGAN



# ANDREW ROAD

COGAN, CF64 2NU - £250,000

For sale with no on-going chain and immediate occupation. Beautifully presented post 1914 war mid terrace. Benefitting 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

**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 paneled 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.

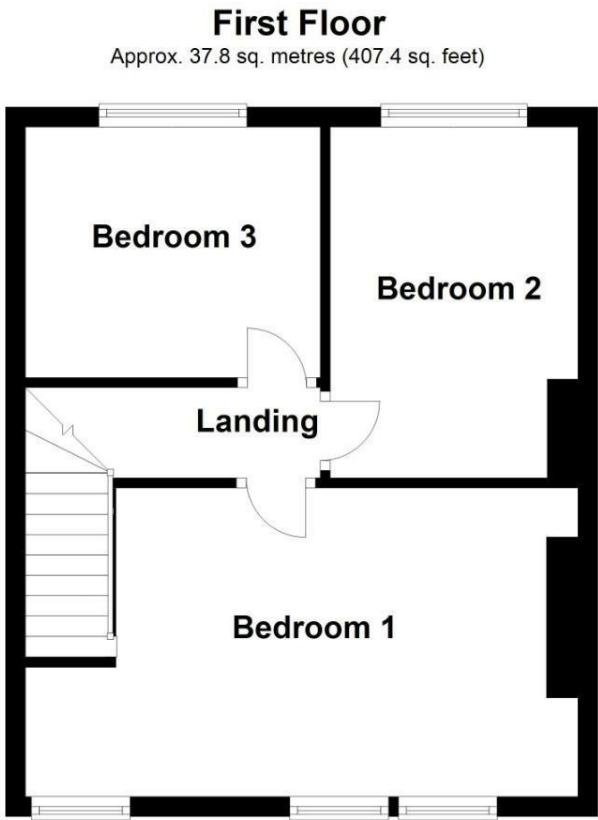
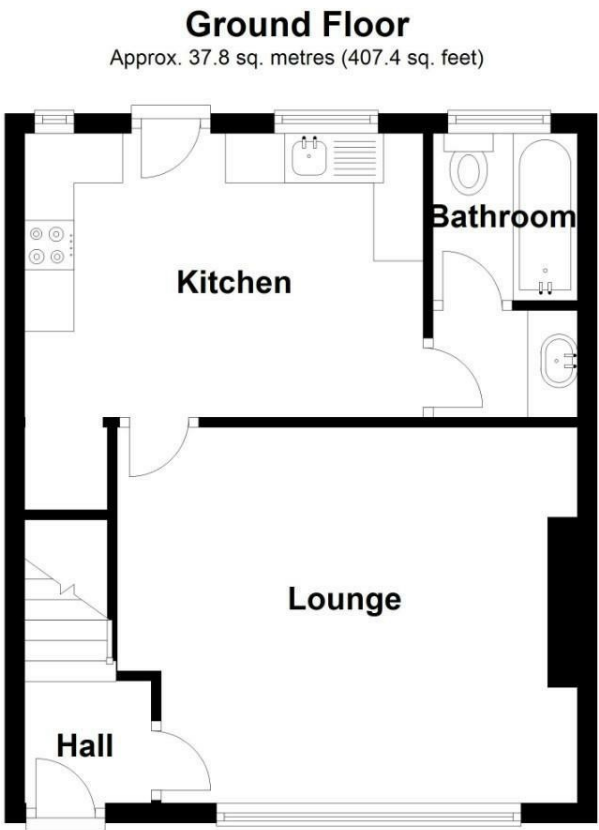
**GARDEN**  
Front sloping lawn. Generous enclosed rear garden - southerly facing, fenced, patio area with lawn, outbuilding for storage, outside tap.

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

Council Band D - £1,874.20



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



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

