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CARDIFF

VALE

CAERPHILLY

BRISTOL



*1 Cog Road*

SULLY



Comments by Mr Paul Davies



**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

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*Set off road and boasting a panoramic view of the fields to the rear is this surprisingly spacious detached house. Perfect family home with catchment for 2 great Schools - Sully & Stanwell. This property is ready to move into.*

Comments by the Homeowner



Total area: approx. 113.5 sq. metres (1221.2 sq. feet)





# 1 Cog Road

*Sully, Penarth, CF64 5TD*

Offers In Excess Of

**£300,000**



4 Bedroom(s)



2 Bathroom(s)



1221.00 sq ft



Contact our  
***Penarth Branch***

02920415161

Superbly located off road and overlooking the Church of Sully Parish and offering an elevated country view from the rear. Spacious detached house with accommodation over 2 floors. For sale with no on-going chain and immediate occupation. Painted throughout in a crisp white finish. Briefly comprising of an entrance hall, ground floor cloakroom/wc, modern fitted kitchen - integrated fridge, freezer plus built in double oven, hob & hood with utility room off, impressively large lounge/dining room - cast iron log burner plus sliding patio doors onto a large steel/glass fronted balcony overlooking the garden and country fields adjacent. Located off the lounge a double bedroom with en suite shower room. To the first floor there are 3 further bedrooms and modern bathroom - shower. Complimented with gas central heating and upvc double glazing. To the front there is twin off road parking with an enclosed garden at the rear. Catchment for the popular Sully Primary & Stanwell Secondary Schools (free bus service to & from Sully). Viewing highly recommended to appreciate the versatile accommodation.



|                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                             |                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Entrance Hall</b><br>Enter via a upvc door with side window, stairs rise to the first floor.                                                                                                                                                                                                                                                           | <b>En Suite Shower Room</b><br>Modern white suite comprising a corner shower cubicle, wash hand basin and close coupled wc, heated chrome towel rail, window to front.      | We believe the property is Freehold.<br>Council Banding - Band E £2,528.36 (2025-2026) |
| <b>Cloakroom/WC</b><br>With wash hand basin and close coupled wc, window to side.                                                                                                                                                                                                                                                                         | <b>First Floor Landing</b><br>Spacious landing, 2 windows to side.                                                                                                          |                                                                                        |
| <b>Kitchen 10'4" x 8'4" (3.15m x 2.54m)</b><br>Extensively fitted range of cream wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap and tiled splash backs, integrated fridge & freezer plus built in double oven, hob & hood, concealed gas combination boiler, window to side.                           | <b>Bedroom 2 14'9" x 11'6" (4.50m x 3.51m)</b><br>Double bedroom, window to rear with panoramic views of rear countryside.                                                  |                                                                                        |
| <b>Utility Room</b><br>Stainless steel sink & drainer with mixer tap and cupboard under, plumbed for washing machine with space over for tumble drier, side door into the garden.                                                                                                                                                                         | <b>Bedroom 3 14'9" x 10'9" max (4.50m x 3.28m max)</b><br>Double bedroom, window to front, built in wardrobe/cupboard.                                                      |                                                                                        |
| <b>Lounge Dining Room 23'10" max x 14'10" max (7.26m max x 4.52m max)</b><br>Impressively spacious living room, laminate flooring, to one corner a cast iron log burner with brick surround, TV point, window to side, sliding patio doors open out onto a steel & glass fronted balcony - 14' x 9' overlooking the rear garden and adjacent countryside. | <b>Bedroom 4 8'4" x 6'8" (2.54m x 2.03m)</b><br>Window to side.                                                                                                             |                                                                                        |
| <b>Inner Hall</b><br>Under stairs open cupboard and separate cupboard with window.                                                                                                                                                                                                                                                                        | <b>Bathroom</b><br>With a modern white suite comprising a panel bath with shower over, pedestal wash hand basin and close coupled wc, tiled surround, window to side.       |                                                                                        |
| <b>Bedroom 1 13'5" x 10'5" (4.09m x 3.18m)</b><br>Large double bedroom, window to rear.                                                                                                                                                                                                                                                                   | <b>Garden</b><br>Open frontage - block paved allowing twin off road parking, shrub borders, exterior lighting. Steps lead down to an enclosed garden - mainly laid to lawn. |                                                                                        |
| <b>Information</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                             |                                                                                        |





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   | 55      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

