

CARDIFF'S HOME FOR  
**STYLISH SALES**  
& LETTINGS

JeffreyRoss

GOSCOMBE DRIVE  
COGAN



**PORCH**

Double glazed front door. Meter cupboard.

**HALL**

**3.9 x 0.8 (12'9" x 2'7")**

Glazed door from porch, cloaks cupboard, radiator, staircase rising to the first floor, archway to kitchen, glazed door to living room.

**KITCHEN**

**3.7 x 2.9 (12'1" x 9'6")**

Fitted with a range of base and eye level units in white with complimenting worktops. Sink unit with mixer tap. Built in oven and gas hob (not tested), plumbing for washing machine and space for fridge/freezer. Radiator. Pantry cupboard.

**LIVING ROOM**

**3.5 x 4.8 (11'5" x 15'8")**

Large double glazed window and sliding door to the rear garden. Radiator.

**LANDING**

Cupboard housing a modern gas combi boiler.

**BEDROOM 1**

**2.8 x 2.8 (9'2" x 9'2")**

Double glazed window. Radiator.

**BEDROOM 2**

**3.3 x 2.6 (10'9" x 8'6")**

Double glazed window. Radiator.

**BEDROOM 3**

**2.4 x 2.1 (7'10" x 6'10")**

Double glazed window. Radiator.

**BATHROOM**

**2.4 x 1.2 (7'10" x 3'11")**

Equipped with bath, wash hand basin and W.C. Double glazed window.

**OUTSIDE**

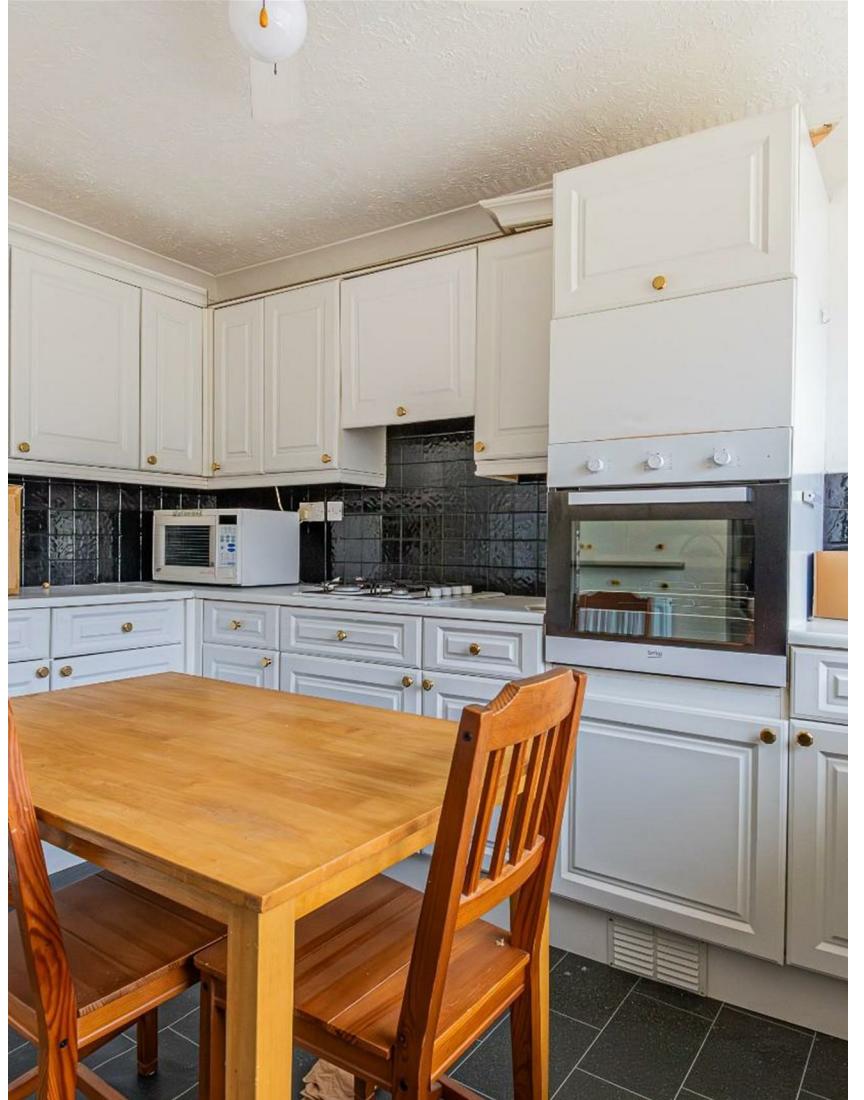
Front and rear gardens. There is a parking space nearby with potential for a garage.

**TENURE**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**

Band D



## GOSCOMBE DRIVE

COGAN, CF64 2LF - £225,000



3 Bedroom(s)

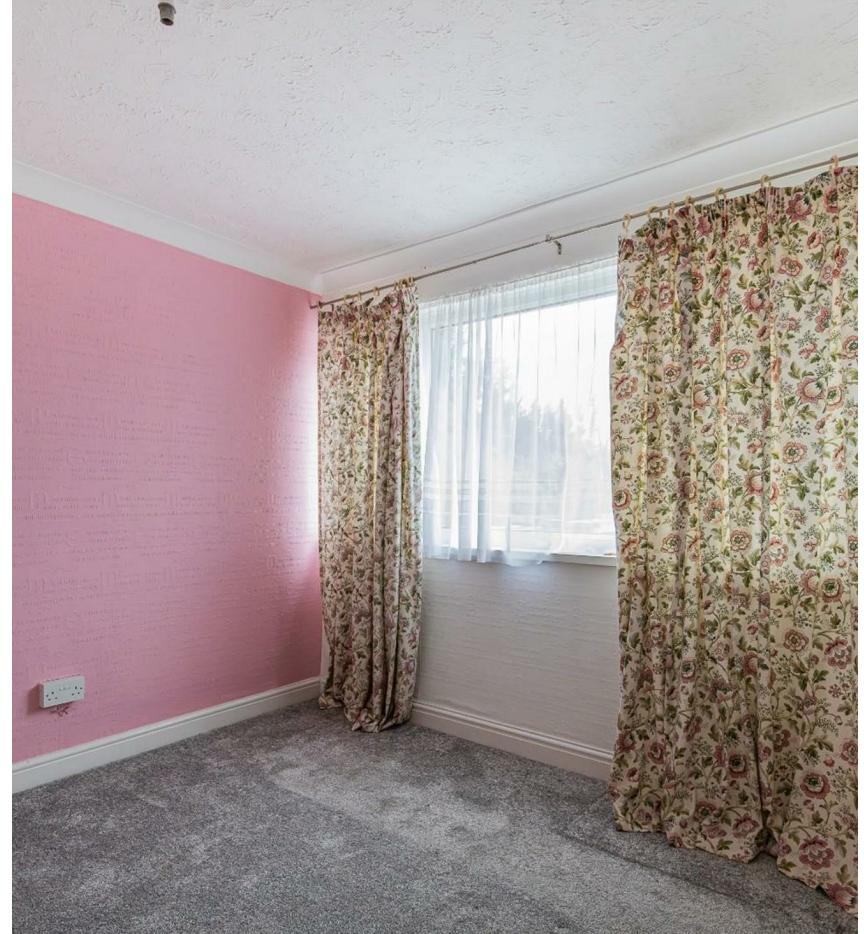


1 Bathroom(s)



721.00 sq ft

A three bedroom mid link house which would benefit from updating, located in the Cogan area of Penarth within a short walk of a primary school and railway station as well as a supermarket. As well as the three bedrooms there is a good size kitchen, a living room and a bathroom. There are gardens to the front and rear and a nearby parking space with potential for a garage. The property has gas central heating with a modern combi boiler and double glazed windows. NO ONWARD CHAIN.



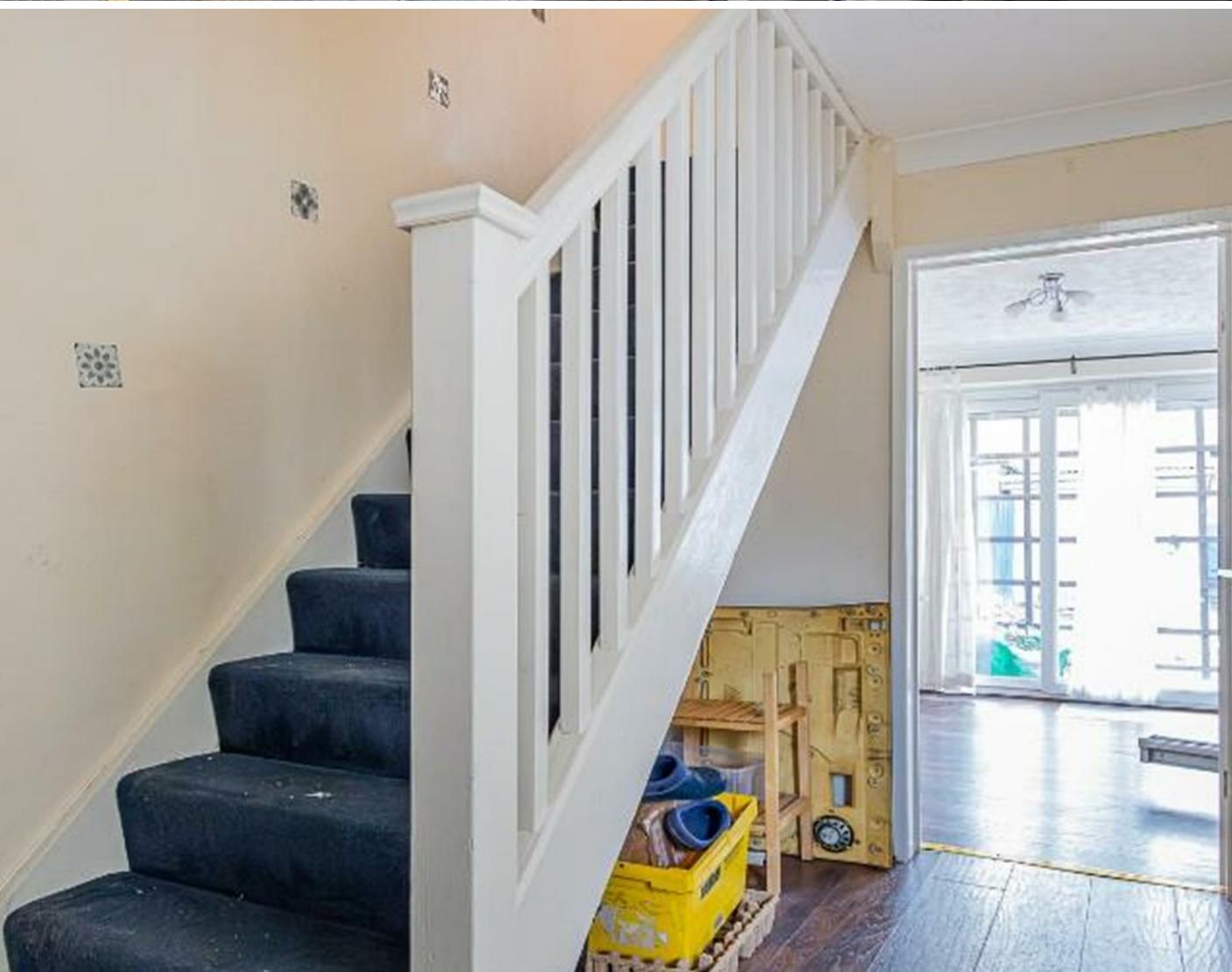
### PROPERTY SPECIALIST

Mr Jeff Hopkins

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Valuer

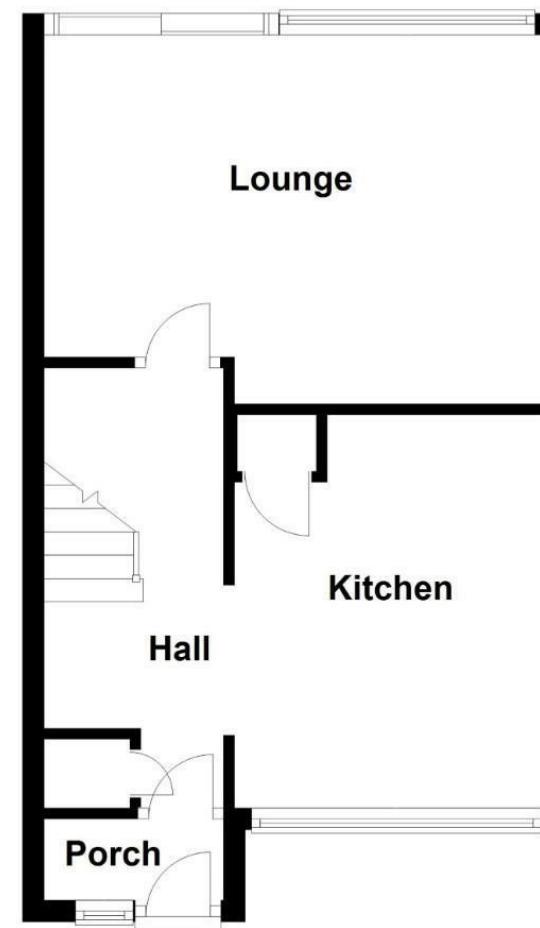




Goscombe Drive, Penarth

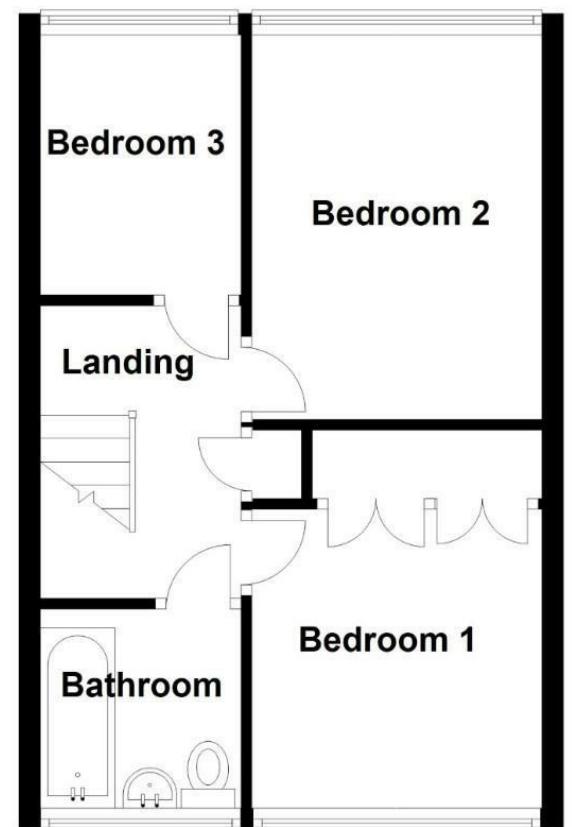
### Ground Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 69.0 sq. metres (743.1 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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