

159 Windsor Road



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Monday – Friday
9am – 5.30pm
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9am – 5pm

AWAITING FLOORPLAN

SHEPHERD SHARPE



159 Windsor Road

Cogan CF64 1JG

£267,500

A lovely stone double fronted three bedroom semi detached house situated on Windsor Road on the right hand side as you exit Cogan towards Cardiff. The property requires refurbishment and upgrading but offers great potential. Comprises, hallway, two reception rooms, kitchen, utility area, to the first floor there are three bedrooms and family bathroom. Gas central heating, uPVC double glazing. Rear garden which has been part landscaped. Freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(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	



Central tiled pathway to front door. Traditional style composite double glazed panelled front door to hallway.

Hallway

Natural stone flagged floors, stripped wooden staircase to first floor, access to electric meter and consumer unit.

Reception Room 1

13'4" x 11'10" (4.07m x 3.63m)

A lovely square reception room. uPVC double glazed window to front. High ceiling with coving, carpet, tiled fireplace, radiator.

Reception Room 2

17'10" x 10'8" (5.44m x 3.27m)

Previously two separate rooms now open plan. uPVC double glazed window to front and rear. Original slate fireplace, access to gas meter, carpet, radiator, the rear of the room is tiled, original range, panelled walls, pine doors to understairs cupboard and utility. Part glazed door to kitchen.



Kitchen

11'5" x 7'6" (3.50m x 2.30m)

A basic shaker style fitted kitchen, oak finish worktops, sink and drainer. Breakfast bar, space for gas cooker, washing machine, dishwasher, fridge, vinyl flooring. uPVC double glazed windows and door.

Utility Area

11'9" x 4'3" (3.60m x 1.30m)

Accessed from the second reception room to a lobby with access to deep and practical pantry, understair storage, tiled floor and a useful separate utility area. Casement window to rear.



First Floor Landing

A small landing, stripped wooden flooring, access to loft. Natural pine panelled doors to all first floor rooms.

Bedroom 1

11'10" x 9'10" (3.62m x 3.0m)

Large uPVC double glazed window to front. High ceiling with coving, picture rail, stripped wooden floor, radiator, period fireplace.

Bedroom 2

11'0" x 9'10" (3.36m x 3.0m)

A second double bedroom. uPVC double glazed window to rear. Stripped wooden floor, radiator, period fireplace, picture rail, high ceiling with coving, boiler cupboard housing modern combination boiler. Doorway through from bedroom 2 to bedroom 3.



Bedroom 3

14'9" x 6'11" (4.50m x 2.12m)

A good size bedroom. Two uPVC double glazed windows to front. High ceiling with coving, picture rail, stripped wooden floor, radiator. For those requiring two bedrooms this could be easily knocked through as the wall between the two bedrooms is just a stud partition.

Bathroom

8'2" x 5'10" (2.49m x 1.78m)

Comprising panelled bath, wash hand basin and wc, all in white. White tiling, vinyl floor, radiator. Upgrading required. uPVC double glazed window to rear.



Front Garden

Landscaped front garden with tiled pathway, flint chippings to either side of the pathway.

Rear Garden

The property has a courtyard immediately outside of the kitchen which is part paved and laid out to flint chippings which extends down to the side of the property. Secured gating and feather board fencing to one side. To the rear there is a tiered garden with terracing and entertaining areas, outside water, sturdy fencing to boundaries.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1JG

