

68 Cog Road

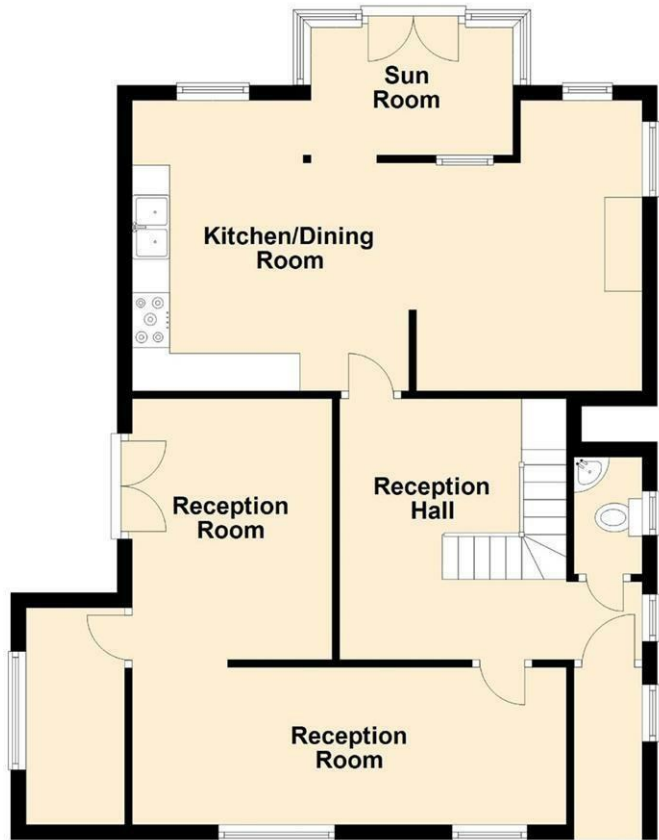
4 Andrews Buildings  
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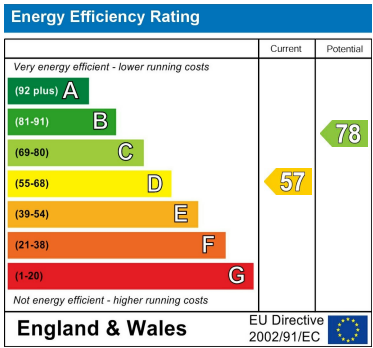
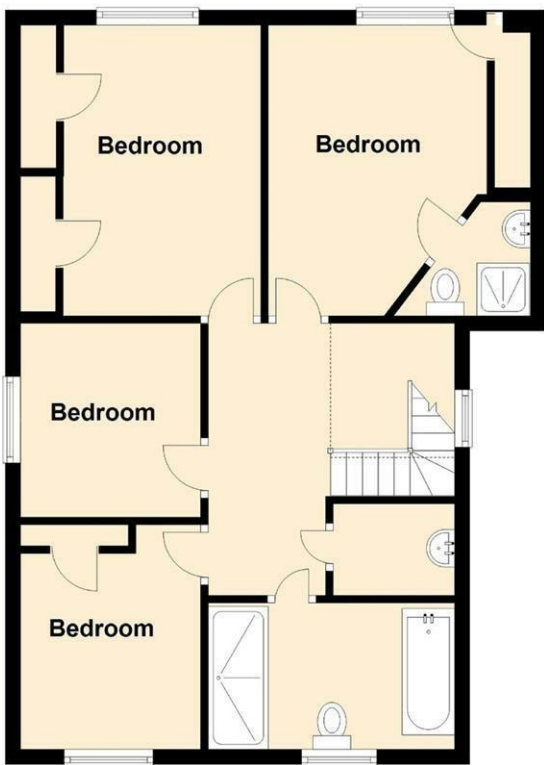
**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm



Ground Floor



First Floor



SHEPHERD SHARPE



68 Cog Road

Sully CF64 5TE

£750,000

A substantial 'Arts and Crafts' four bedroom detached property found in an enviable location. Built in 1905, the property has been renovated to a good standard and offers a great combination of well proportioned rooms and spacious accommodation for the family purchaser. Comprises hallway, WC, two large living rooms, study, large utility, kitchen/breakfasting, garden room, stunning landing, four double bedrooms, en-suite and large family bathroom. Substantial frontage, recently laid driveway, triple garage, south facing rear garden. Gas central heating with new boiler, many period features. Freehold.



Large covered porch with original terracotta floor tiles. Original 'Arts & Crafts' front door to hallway.

Hallway

13'1" x 13'10" (4.00m x 4.22m)

Galleried ha;;way with tiled floor, original balustrade and panelling to staircase, two radiators, high ceiling, under stairs cupboard. Three double glazed leaded windows.

W.C.

Double glazed leaded window. Original corner wash basin and WC in white. Tiled floor, tiled splash back.

Living Room 1

10'11" x 25'3" (3.34m x 7.70m)

An impressive room overlooking the garden. Double glazed windows and doors with traditional window furniture. Large fireplace with working log burning stove, original features include oak herringbone block flooring, opening through to garden room and kitchen/breakfasting room.

Garden Room

8'0" x 13'1" (2.45m x 4.00m)

uPVC double glazed lean to conservatory to rear of the property with double glazed windows and French doors leading out to garden. Oak flooring, radiator.

Kitchen/Breakfasting

18'2" x 15'10" (5.54m x 4.85m)

A large kitchen, great for entertaining. Classic shaker style 'in frame' hand painted kitchen in cream with plenty of store cupboards, Belfast sink, wooden worktop with cut away drainer. Large range cooker, check appliances and lighting, space for large table and chairs, oak herringbone block flooring. Opening through to garden room.

Living Room 2

18'4" x 16'0" (5.60m x 4.88m)

Found overlooking the front of the house. Two leaded double glazed windows and double glazed door to front garden. Period fireplace with gas point, oak herringbone block flooring, two radiators. Access to study .

Study

10'9" x 10'9" (3.30m x 3.28m)

Double glazed French doors leading out to side courtyard. Tiled floor, fireplace with mantle, radiator. Access to utility.

Utility

A very good size utility room. Double glazed timber windows to side. Six base units with storage, sink and drainer with half bowl, plumbing for washing machine, space for tumble dryer, tiled floor, radiator. Stable door to side and rear garden.

First Floor Landing

16'11" 8'2" (5.18m 2.49m)

Spacious landing with original balustrading, timber doors with original door furniture to all rooms.

Bedroom 1

12'7" x 13'9" (3.85m x 4.20m)

A large bedroom. Double glazed window to rear. Carpet, radiator, large walk-in wardrobe, access to en-suite.



En-Suite

Fully tiled. Comprising low profile shower enclosure with rainfall shower, wash basin and WC all in white with chrome fittings. Wooden effect flooring, radiator, down lighters, extractor.

Bedroom 2

13'11" x 12'5" (4.26m x 3.80m)

A double room. Two built-in wardrobes, radiator, carpet. Window to rear.

Bedroom 3

12'0" x 10'9" (3.68m x 3.30m)

A double room. Period fireplace, carpet, radiator. Window to side.

Bedroom 4

10'10" x 11'0" (3.32m x 3.36m)

A double room. Window to front. Radiator, carpet.

Bathroom

7'0" x 13'8" (2.14m x 4.17m )

Spacious family bathroom with freestanding roll top bath, traditional wash basin, WC, large freestanding contemporary shower enclosure. Wooden floor, radiator with towel rail. Two windows to front.

W.C.

Window. Low level wc, wooden floor, radiator.

Front Garden

Set well back from the road, the property has an impressive 'in and out' drive away, recently landscaped with beautifully interlocking pavements throughout. The front boundary has had been re-rendered and painted, accent lighting, access to triple garage.

Triple Garage

25'3" x 25'3" (7.70m x 7.70m)

Newly constructed in block and render. Electric up and over door, power and light, fuse box.

Rear Garden

A good size rear garden, several mature trees and plants, mainly laid to lawn, mature planting, new fencing to three boundaries. Small paved courtyard area gives access to an out building with modern combination boiler.

Council Tax

Band H £3,473.64 p.a. (22/23)

Post Code

CF64 5TE

