

37 Dock Street

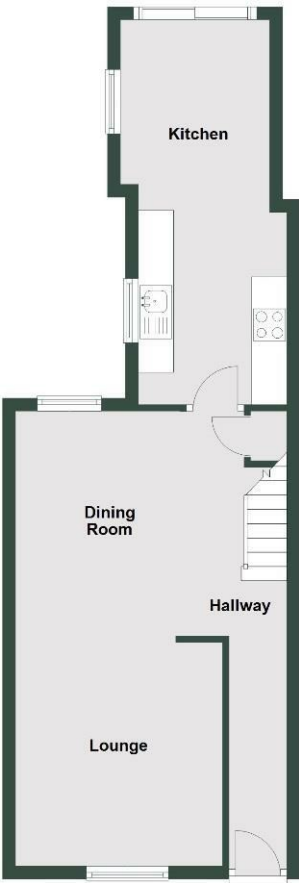


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**Monday – Friday**  
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9am – 5pm

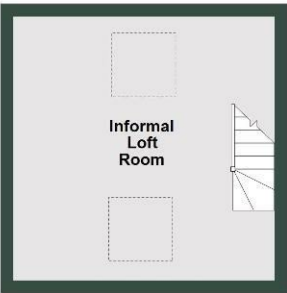
Ground Floor



First Floor



Second Floor



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)  
**37 Dock Street**

SHEPHERD SHARPE



37 Dock Street

Cogan CF64 2LA

£275,000

A much improved and beautifully presented three bedroom mid terrace house with informal loft room. Comprises hallway, open plan lounge/dining, large kitchen/breakfast room, two double bedrooms, large bathroom with separate shower and stunning loft conversion. Enclosed south facing rear garden. uPVC double glazing, gas central heating, attractive flooring and decoration throughout. Freehold.

| 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                     |         |           |





uPVC double glazed leaded panelled door to hallway.  
**Hallway**  
Pale laminate flooring, radiator, decorated in white. Opening through to the second reception room which is now knocked through into the front room.

**Lounge/Dining Room**  
23'2" x 13'9" (max) (7.07m x 4.20m (max))  
Previously two separate rooms and a hallway, now open plan. uPVC double glazed window to front with venetian blind. Chimney breast with traditional fire, decorated in neutral colours, wide opening to the dining area and hallway, traditional style handrail and balustrade leading up to the first floor, access to kitchen. uPVC double glazed window to rear. Area for cloaks, laminate flooring, radiator, decorated in neutral colours as from the front room.



**Kitchen/Breakfasting**  
20'0" x 7'1" (6.11m x 2.18m)  
A large kitchen/breakfasting. uPVC double glazed windows to side and sliding patio doors leading out to south facing rear garden. Attractively presented with white panelled kitchen cupboards, contrast worktop, sink and drainer with mixer tap. Stainless steel four burner gas hob, matching oven and grill in stainless steel finish, space and plumbing for washing machine, space for fridge/freezer, attractive tiled splashback, vinyl flooring with grey tile effect, radiator, attractively decorated.

**First Floor Landing**  
Contemporary striped carpet to first floor landing and stairwell, decorated in white, useful understairs storage, recently installed timber staircase leading up to the first floor (2021).



**Bedroom 1**  
14'0" x 11'1" (including wardrobes) (4.28m x 3.40m (including wardrobes))  
A good size double bedroom. Two uPVC double glazed windows with venetian blinds to front. Carpet, radiator, mirror fronted wardrobes.

**Bedroom 2**  
8'11" x 11'4" (2.73m x 3.46m)  
uPVC double glazed window to rear with white venetian blind. Decorated in contemporary style, plain fitted carpet, radiator, built-in wardrobe.

**Bathroom**  
10'1" x 8'2" (3.09m x 2.51m)  
A spacious family bathroom with separate shower enclosure. Comprising panelled bath, wash basin and wc, all in white with chrome fittings, stainless finish shower enclosure with Triton electric shower. White tiling, contrast vinyl flooring, radiator, downlighting, walk-in boiler cupboard housing combination boiler (serviced in 2026). uPVC double glazed window with privacy glass.



**Informal Loft Room**  
16'0" (into eaves) x 13'4" (4.90m (into eaves) x 4.07m)  
A lovely loft conversion carried out informally without building regulations. The work was complete completed in 2021. It creates a lovely spacious room with very high vaulted ceiling, windows to front and rear, quality laminate flooring, traditional style painted handrail, radiator, decorated in white, sliding panelled doors to remaining loft area/storage.

**Front**  
Opening directly onto Dock Street.

**Rear Garden**  
A good size south facing rear garden, well enclosed, mostly paved for low maintenance.

**Council Tax**  
Band D £2,124.01 p.a. (25/26)

**Post Code**  
CF64 2LA

