



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

**SHEPHERD SHARPE**



Total area: approx. 174.6 sq. metres (1879.2 sq. feet)  
**26 Heol Neuadd Cogan**

## 26 Heol Neuadd Cogan

Penarth CF64 3RQ

**£685,000**

A light and spacious five bedroom detached house, situated in a quiet cul de sac on the edge of the popular Caversham Park development. In catchment for Evenlode and Stanwell schools and with access into Cosmeston Country Park. Arranged over three floors the property offers versatile family living. Comprising central hallway, living room, kitchen/dining room, utility room and wc/cloakroom to ground floor, on the first floor there are three double bedrooms, en-suite to the main bedroom and a family bathroom, with a further two bedrooms and shower room on the second floor. Outside there is a large lawned front garden, off road parking for several cars, a tandem garage and private rear garden. uPVC double glazing, gas central heating. 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			
		77	85

EU Directive 2002/91/EC

## 26 Heol Neuadd Cogan



Open porch, front door with glazed windows to either side opening into hallway.

### Hallway

Built-in store cupboard, carpet, coving and radiator. Doors to living room, kitchen/dining room and wc/cloakroom. Stairs to first floor.

### WC/Coakroom

Comprising wc, pedestal wash hand basin, wood effect flooring, radiator and extractor fan.

### Living Room

20'8" x 11'1" (6.30m x 3.40m)

A light and spacious room. Double doors opening from hallway into living room. Triple aspect, feature gas fire, carpet, two radiators and coving.



### Kitchen/Dining Room

18'10" x 16'6" (5.76m x 5.03m)

A fantastic open plan family room. Comprising kitchen/dining and casual seating areas. French doors with windows to either side opening onto the rear garden, further window to front garden. Fitted kitchen with the range of base and matching wall units in shaker style, contrasting worktops, sink and drainer with mixer tap. Four ring electric hob, extractor, oven and grill, integrated fridge/freezer and dishwasher. Tiled floor, coving, inset spotlights and radiator. Plenty of space for dining table and chairs and informal seating. Door to utility room.

### Utility Room

6'5" x 6'4" (1.98m x 1.94m)

Door to rear garden. Fitted base matching wall units, marble effect worktop, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for washing machine and tumble dryer, continuation the tile flooring from the kitchen, radiator, understairs store cupboard with shelving, cupboard housing the boiler.



### First Floor Landing

Windows to front and side. Carpet, radiator, coving, built-in store cupboard with hot water tank and shelving. Stairs to second floor.

### Bedroom 1

12'4" x 15'4" (into doorway) (3.78m x 4.69m (into doorway))

A double bedroom. Windows to front and side. Built-in wardrobes, carpet and radiator. Door to en-suite.

### En-suite

7'1" x 3'9" (2.18m x 1.16m)

Comprising large walk-in shower enclosure, pedestal wash basin and wc. Fully tiled walls, wood effect vinyl flooring and extractor fan. Window to side.



### Bedroom 2

11'0" x 11'2" (3.36m x 3.42m)

A second double bedroom. Windows to front and side. Built-in wardrobes, carpet and radiator.

### Bedroom 3

9'8" x 11'2" (2.96m x 3.41m)

A third double bedroom. Windows to side and rear. Built-in wardrobe, carpet and radiator.

## 26 Heol Neuadd Cogan



### Bathroom

7'2" x 6'1" (2.20m x 1.86m)

Comprising panelled bath with shower off mixer taps, pedestal wash basin and wc. Mirrored cabinet, part tiled walls, wood effect flooring, extractor fan and radiator. Window to rear.

### Second Floor Landing

Velux style window to rear. Built-in store cupboard with hanging rail, carpet and radiator.

### Bedroom 4

14'0" x 11'6" (4.27m x 3.53m)

A fourth double bedroom. Window to front and velux style window to rear. Carpet, two radiators, under eaves storage and loft hatch.

### Bedroom 5

12'8" x 7'8" (3.87m x 2.35m)

A good size single bedroom. Window to front. Carpet, radiator and under eaves storage.



### Shower Room

7'5" (into alcove) x 5'8" (2.27m (into alcove) x 1.74m)

Comprising walk-in shower enclosure, pedestal wash basin and wc. Part tiled walls, wood effect flooring and radiator. Window to rear.

### Front Garden

A large lawned front garden with mature borders, off road parking for several cars, access to garage and side gate to rear garden.

### Rear Garden

Private rear garden with paved terrace across the back of the house, lawn, outside tap, light and power. Door to garage.



### Tandem Garage

32'1" x 8'11" (9.80m x 2.72m)

Up and over door, power, lighting and high level storage.

### Council Tax

Band G £3,768.63 p.a. (26/27)

### Post Code

CF64 3RQ

