

43 Cog Road



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SHEPHERD SHARPE

43 Cog Road

Sully CF64 5TD

£895,000

A lovely period 'Arts & Crafts' detached five bedroom house built in 1908, found in an enviable location looking over open countryside. The property has been extended in recent years to incorporate a large kitchen with access to integral garage/storage. This great family property has well proportioned rooms set over two floors. Comprises open porch, lovely hallway, two large reception rooms, study, garden room, downstairs wc/shower room, kitchen/dining, utility, access to integral garage/storage, five bedrooms and family bathroom. Private gardens, excellent off road parking, outstanding countryside views at the rear. Gas central heating, uPVC double glazing. 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		

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Open porch with quarry tiled floor, original glazed door to porch.

Porch
Original tiled floor, area for coats, stripped part glazed panelled door to hallway.

Hallway
Spacious, light hallway, 'Arts & Crafts' influenced handrail and balustrade to first floor, carpet, radiator, picture rail, original part glazed doors to reception room.

Reception Room 1
25'4" (into bay) x 12'11" (7.74m (into bay) x 3.94m)
A super size room with nice view of the front garden. uPVC double glazed bay window and door with attractive period stained glass to front, leaded window to side. Three radiators, carpet, recessed log burner with traditional surround, picture rail and cornice.

Reception Room 2
11'11" x 16'6" (into bay) (3.64m x 5.05m (into bay))
A pretty room. Leaded uPVC double glazed broad bay window with attractive stained glass to front. Traditional period fire surround with log burner, carpet, radiator, plate rack, coving.

Study
11'7" x 11'4" (3.55m x 3.47m)
uPVC double glazed window to side and rear. Wall shelving, boiler cupboard with Vaillant combination boiler.

Garden Room
9'2" x 13'11" (2.80m x 4.25m)
uPVC double glazed windows to side and rear, uPVC door leading out to terrace and garden. Great view looking across garden and surrounding countryside. Tiled floor, radiator.

Shower Room/W.C.
Two steps leading down to storage area. Refurbished shower room with shower enclosure, corner wash basin with storage beneath and dual flush wc all in white. Contrast floor tiles, acrylic wall boarding to splash back, column chrome radiator. uPVC double glazed window.

Inner Lobby
Access to extended kitchen, useful storage, tiled floor, recess for fridge, radiator.

Utility
8'11" x 5'6" (2.73m x 1.70m)
Formerly part of the kitchen. Two uPVC double glazed windows to rear, window to side. Composite sink with half bowl and drainer, mixer tap, base cupboards, plumbing for washing machine, space for tumble dryer, tiled floor and splash back.

Kitchen/Breakfasting
11'4" x 20'0" (3.46m x 6.10m)
Extended recently to create a large kitchen. Great views of the garden and surrounding farmland/countryside. Two large uPVC double glazed windows to rear. A pale cream kitchen with contrast work top, composite sink with half bowl and drainer. Split level Neff ceramic hob, oven and grill, plumbing for dishwasher, peninsular breakfast bar, space for table and chairs, tiled floor, two radiators, additional storage to one side, access to integral garage. uPVC double glazed window to rear.

Integral Garage/Storage
7'10" x 13'1" (2.40m x 4.0m)
Ideal for storage or a small car. Steps leading down to a small garage. Power and light, side access via uPVC door, loft access, fuse box electric meter.

First Floor Landing
A delightful 'Arts & Crafts' mezzanine landing with uPVC double glazed window to side. Period handrail and balustrade.



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Bedroom 4
8'10" x 10'2" (2.70m x 3.12m)
uPVC double glazed window to rear. Smaller double room with lovely views looking across open farmland. Carpet, radiator, small loft access.

Bedroom 1
12'9" x 12'9" plus fitted wardrobes (3.90m x 3.90m plus fitted wardrobes)
A very pleasant principle bedroom. Leaded uPVC double glazed windows and door to front leading out onto decked balcony area overlooking mature front garden, large fitted wardrobes.

Bedroom 2
11'11" x 11'0" (3.65m x 3.37m)
uPVC double glazed bow fronted leaded window to front. Carpet, radiator, picture rail.

Bedroom 3
9'5" x 11'4" (2.88m x 3.46m)
A decent size third double room. uPVC double glazed window to rear with lovely views of the countryside. Carpet, radiator, airing cupboard with hot water tank and plum for shower, plus additional storage, picture rail, coving.

Bedroom 5
7'5" x 8'1" (2.28m x 2.48m)
uPVC double glazed window to side with good views of the countryside. Carpet, radiator, picture rail, coving.

Bathroom/Shower Room
Refurbished. Comprising tiled panelled bath with centrally mounted taps, wall hung wash basin with contemporary storage beneath and mirror with light, twin flush wc, large shower enclosure with acrylic wall boarding to splash back area. Modern graphite column radiator, vinyl flooring, chrome column radiator, shaver point. Two uPVC double glazed windows to rear.

Front Garden
The property is set on a mature generous plot set well back from the road with mature planting and trees. Mainly laid to lawn with large drive giving excellent off road parking, access to garage/storage. Side access to rear.

Rear Garden
Private and mature, there is a new deck immediately outside the garden room, steps leading down to the main garden which has two areas laid to lawn, access to dry storage, two sheds and large studio, additional walled lawned rear garden.

Studio
10'4" x 18'7" (3.16m x 5.67m)
A great space, good home office/gym potential. A great space, vaulted ceiling, windows to front and rear, power and light, electric heater.

Council Tax
Band H £3,473.64 p.a. (22/23)

Post Code
CF64 5TD

