

19 Cog Road



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Monday – Friday
9am – 6pm
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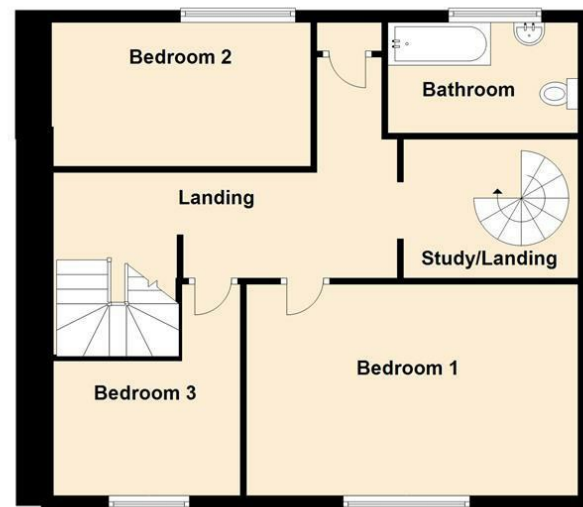
SHEPHERD SHARPE



Ground Floor



First Floor

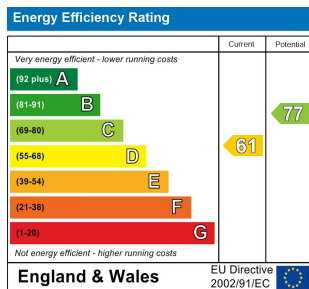


19 Cog Road

Sully CF64 5TD

£395,000

A very rare and interesting 3 bedroom semi detached period cottage dating back to the 16th century with some amazing original features including low beamed ceilings, inglenook fireplace with original stone spiral staircase. A great family house. Comprises spacious character lounge, separate dining room, conservatory/garden room, kitchen, wc, additional office and store, three bedrooms plus an additional study room and bathroom. Private enclosed rear garden, parking for two cars. Freehold.





Timber part glazed leaded stable door to the front of the property leads through to a large living room.

Living Room

15'5" x 16'0" (4.70m x 4.90m)

A stunning room with original beamed ceiling, deep inglenook stone fireplace plus original spiral staircase leading up to study room. Log burning stove, radiator, enclosed staircase to first floor, part glazed door to lean to office/storage.

Dining Room

16'8" x 7'6" (5.10m x 2.30m)

Full height glazed windows and door leading through to conservatory, further door to inner lobby. Carpet, radiator.

Inner Lobby

Glazed door to kitchen and wc.

W.C.

uPVC double glazed window to side. Tiled floor, white wash basin and wc.

Kitchen

10'5" x 12'1" (3.20m x 3.70m)

A solid oak panelled kitchen with contrast work top, tiled splash back and floor. Bright and light with uPVC double glazed windows to rear and side, glazed window and door leading through to large conservatory. Space for electric cooker, plumbing for washing machine.

Conservatory

12'4" x 8'10" (3.76m x 2.70m)

A modern conservatory with French doors and windows to rear, large clear glazed roof panels, tiled floor, two radiators, access to garden.

Storage Area/Office

6'10" x 6'6" (2.10m x 2.00m)

Accessed from lounge.

Office

13'9" x 9'10" (4.20m x 3.00m)

Door to side garden.

First Floor Landing

Original painted stone walls, attractive traditional doors and beamed ceilings, airing cupboard which has pump for shower and insulated tank, shelving.

Bedroom 1

12'8" x 12'3" (3.88m x 3.75m)

A charming double room. Leaded window to front. Carpet, radiator, built-in wardrobes.

Bedroom 2

7'6" x 14'0" (2.29m x 4.27m)

uPVC double glazed leaded window to rear with elevated view looking out towards Ashby Road and open farmland. Carpet, radiator.



Bedroom 3

8'2" x 10'8" (2.49m x 3.26m)

Leaded window to front. Carpet, radiator, built-in wardrobe.

Study

8'7" x 8'9" (2.63m x 2.69m)

Galleried balustrade to original stone spiral staircase. Leaded double glazed window to side. Beamed ceiling, carpet, radiator. If a 4th bedroom was required the floor could be extended across the staircase opening.

Bathroom

In white, part panelling to walls and tiling. Comprising panelled bath with shower cradle and mixer tap in traditional style, wash basin and wc. Carpet, radiator, modern down lighters. uPVC double glazed window.

Front Garden

Pretty walled front garden with rose bushes and mature attractive planting.

Rear Garden

Two car parking spaces accessed from Ashby Road. Pretty enclosed garden with artificial lawn, deep raised beds with mixed planting, log store. Further side garden which can be accessed from the office or kitchen, crazy paved side terrace.

Council Tax

Band F £2,492.68 p.a. (21/22)

Post Code

CF64 5TD

