

46 Dock Street



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

SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 79.8 sq. metres (858.5 sq. feet)  
**47 Dock Street**

46 Dock Street

Cogan CF64 2LA

£260,000

A well maintained and presented two double bedroom mid terrace house found in a popular location, close to the train station and a short walk to the town centre. Comprises lounge, dining room, kitchen, ground floor shower room, to first floor there are two double bedrooms and a large family bathroom with separate shower. South facing rear garden. Largely replastered throughout, gas central heating, uPVC double glazing, fitted carpets. 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	
68	87
EU Directive 2002/91/EC	
England & Wales	



uPVC double glazed panelled front door to open porch area.

#### Porch Area

Matwell, access to consumer unit with modern trip switches.

#### Lounge

10'4" x 13'7" (max) (3.15m x 4.16m (max))

Semi open plan to the porch area. uPVC double glazed window front. Period fire surround with living flame coal effect fire, granite hearth, cupboards to both chimney breast recesses (one concealing gas meter) and TV media connections, cornice, plastered walls and ceiling, attractively decorated, radiator with cover, carpet. Staircase to first floor, door to dining room.

#### Dining Room

13'7" x 9'2" (4.16m x 2.80m)

uPVC double glazed window rear. Redecorated, radiator with cover, carpet, deep downstairs store cupboard. Part glazed panelled door to kitchen.

#### Kitchen

7'5" x 11'1" (2.28m x 3.38m)

Well appointed kitchen. Shaker style units with contrast worktop, stainless steel sink with half bowl and drainer, lever mixer tap. Integrated gas hob, electric oven with extractor above, space and plumbing for washing machine, space for fridge/freezer. Tiled floor and splashback, modern lighting. Two uPVC double glazed windows to side, door to rear lobby.

#### Rear Lobby

uPVC double glazed window to rear and glazed door to garden. Tiled floor from kitchen, area for coats. Access to shower room/wc.

#### Shower Room/W.C.

4'9" x 4'0" (1.46m x 1.24m)

uPVC double glazed window. Wet room area with electric shower, wash basin and wc. Part tiled, recessed lighting, extractor. Could be converted into a utility room or similar.

#### First Floor Landing

A small landing with carpet, loft access, panelled doors to bedrooms.

#### Bedroom 1

13'7" x 10'3" (4.16m x 3.14m)

A large double bedroom the full width of the house. Two uPVC double glazed windows to front. Plastered walls and ceiling, carpet, radiator, attractively presented.

#### Bedroom 2

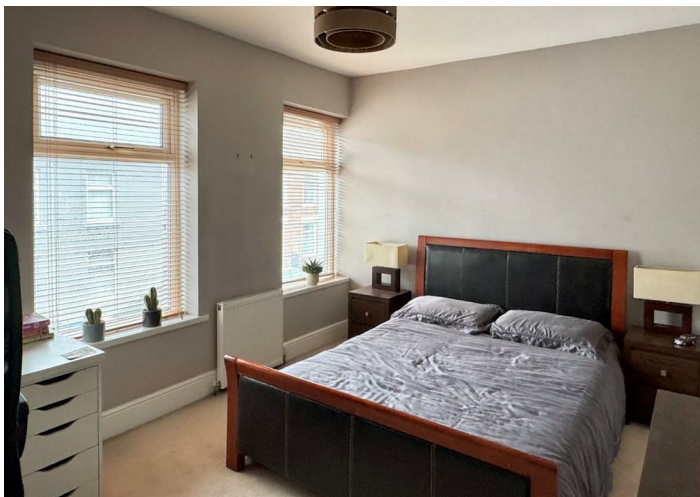
13'8" x 9'5" (4.17m x 2.88m)

A large double bedroom. uPVC double glazed window to rear. Plastered walls and ceiling, carpet, radiator, attractive decoration, large cupboard. Door to bathroom.

#### Bathroom

9'8" x 7'9" (2.97m x 2.38m)

A well appointed and presented bathroom. Comprising contemporary corner bath with mixer tap, tiled shower enclosure, wash hand basin and twin flush wc. Mirror cabinet, chrome ladder radiator, laminate floor, modern lighting, extractor, large cupboard for storage and Ideal combination boiler.



#### Rear Garden

A good sized south facing rear garden.

#### Council Tax

Band D £2,261.18 p.a. (26/27)

#### Post Code

CF64 2LA

