

76 Cog Road, Sully, Vale of Glamorgan.



A spacious detached four bedroom family property comprising entrance porch, entrance hall, cloakroom, living room, sitting room, kitchen/breakfast room and conservatory. Four bedrooms to first floor with en-suite bathroom and family bathroom. Enclosed rear garden. Driveway to front providing off street parking and leading to double garage. No Chain. EPC - D.

Guide Price £450,000 Freehold

Ref: 20677

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DESCRIPTION

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ACCOMMODATION

ENTRANCE PORCH

Entered via a leaded glazed panel door with glazed side panel.

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Entered via a glazed panel door with glazed side panel, wooden flooring, stairs to first floor, under stairs cupboard, radiator and BT point.

CLOAKROOM 7' 7" x 3' 4" (2.32m x 1.03m)

A suite comprising low-level WC and wash hand basin, fitted carpet, obscured leaded window to front and radiator.

SITTING ROOM 19' 7" x 11' 10" (5.97m x 3.63m)

A spacious dual aspect room with square bay leaded window to front and sliding aluminium door to rear, fitted carpet, inset ceiling spots, TV points and radiator.

LIVING ROOM 20' 3" x 12' 9" (6.18m x 3.91m)

A spacious dual aspect room with leaded window to front and a sliding aluminium door to conservatory, wood effect laminated flooring, inset ceiling spot lights, TV point and radiator.

CONSERVATORY 8' 3" x 21' 5" (2.52m x 6.54m)

A dwarf wall conservatory, Upvc French doors to rear garden, tiled flooring, power and lighting and radiator.

KITCHEN/BREAKFAST ROOM 19' 6" x 10' 1" (5.95m x 3.09m)

A dual aspect kitchen/breakfast room with leaded windows to front, side and rear, leaded glazed panel door to conservatory. Fitted floor and wall units comprising cupboards and drawers, work top over, double ceramic sink units with mixer tap over and tiled splash back. Integrated appliances include electric oven and grill, 4-ring gas hob with cooker hood over. Space for fridge/freezer, space and plumbing for washing machine and dishwasher. 'Worcester' gas boiler. Tiled floor and radiator.

FIRST FLOOR

LANDING

Leaded window to half landing, fitted carpet and attic access.

BEDROOM ONE 12' 1" x 10' 2" (3.70m x 3.12m)

Leaded window to front, fitted carpet and radiator.

EN-SUITE 8' 9" x 3' 4" (2.69m x 1.02m)

A suite comprising low-level WC, pedestal wash hand basin, shower cubicle with glazed shower screen. Fitted carpet, obscured leaded window to front and radiator.

BEDROOM TWO 12' 2" x 10' 8" (3.72m x 3.27m)

Leaded window to front, fitted carpet, large range of fitted wardrobes and radiator.

BEDROOM THREE 7' 3" x 13' 0" (2.21m x 3.97m)

Leaded window to rear, fitted carpet, fitted wardrobe and radiator.

BEDROOM FOUR 7' 3" x 12' 2" (2.21m x 3.71m)

Leaded window to rear, fitted carpet and radiator.



BATHROOM 9' 0" x 6' 4" (2.75m x 1.94m)

A suite comprising wood panelled bath, pedestal wash hand basin and low-level WC. Fitted carpet and radiator. Airing cupboard with hot water tank.

OUTSIDE

Front

A large brick paved driveway providing car parking for several cars, leading to double garage (5.15m x 5.60m). Pedestrian access to rear garden. Area to lawn with raised flower bed. Outside light and tap.

Rear Garden

A large enclosed rear garden mainly laid to lawn with paved patio and raised decked area. Flower and shrub borders.

COUNCIL TAX

We are verbally informed by the Vale of Glamorgan Council that the property is within Band G.

POST CODE

CF64 5TE

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

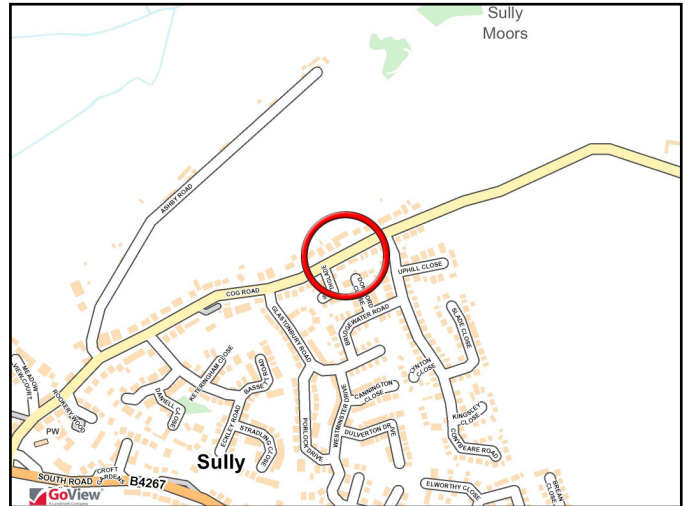
ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

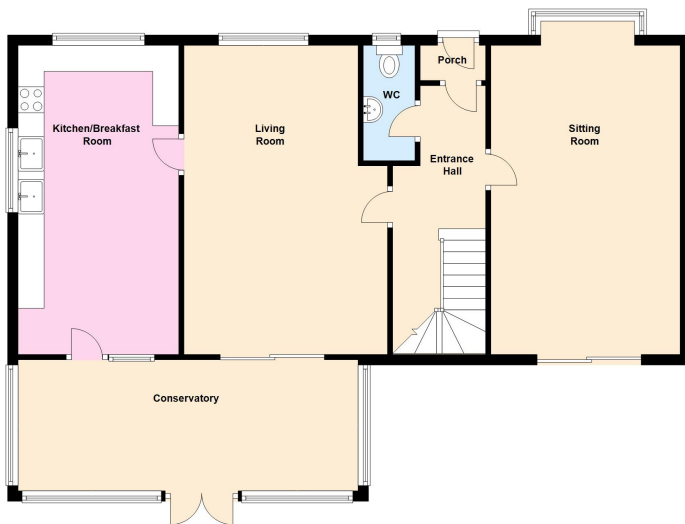
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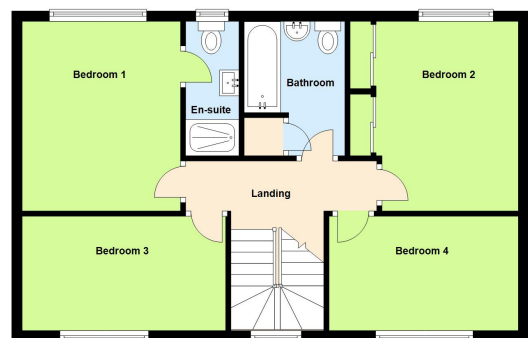




Ground Floor
Approx. 93.1 sq. metres (1002.2 sq. feet)



First Floor
Approx. 56.6 sq. metres (609.2 sq. feet)



Total area: approx. 149.7 sq. metres (1611.4 sq. feet)

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