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28 Cog Road, Sully, Penarth, CF64 5TD

£1,100,000



A unique detached five double bedroom newly built gable fronted house, 95% new in 2017, and occupying a stunning position fronting Cog Road, a highly favoured location, with wonderful far reaching elevated views across rolling fields and countryside.

This capacious residence provides 4695 square feet and includes a superior luxury indoor fully heated swimming pool complete with a fast lane wave machine (£8,000), and a separate steam room with separate shower room & wc.

This versatile and well-designed property is totally new both inside and outside from 2017, and includes large generous rooms including a 22 FT entrance reception hall with a solid oak imposing staircase with bespoke clear glass panels, a stunning lounge (30'0 x 14'3), inset with contemporary split faced stone fire place and a stylish clear view living flame glass fronted log effect gas fire (£3,000).

Light Oak double doors lead into a fabulous open plan fully fitted kitchen and dining room (30'0 x 18'4) equipped with Quartz Granite work tops, integrated appliances and a large Island Unit. Bi-folding doors lead into a superb family room (25'9 x 15'0) which is open plan to the luxury indoor pool.

There is also a large utility room (13'7 x 11'6) equipped with three 2017 gas boilers which service the entire property.

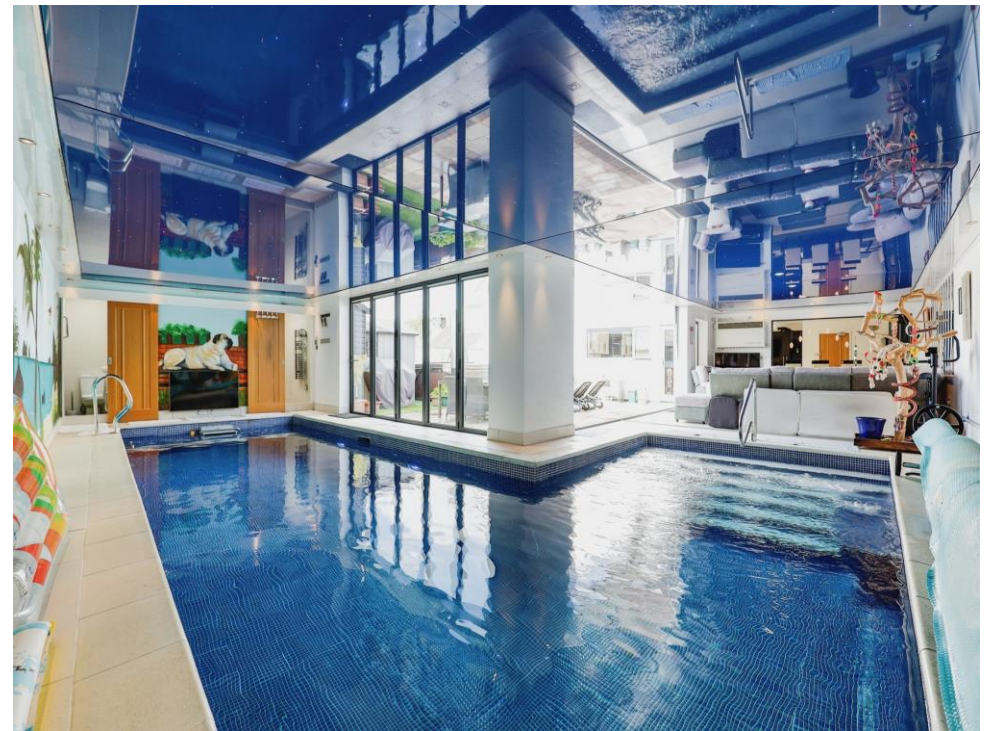
The property includes 2017 gas heating with an UNDERFLOOR WET SYSTEM, 2017 aluminum double glazed windows and bi-folding doors, contemporary oak panel internal doors, an intruder alarm, CCTV camera surveillance, hard wired fire alarms, all new wiring and plumbing in 2017, PVC soffits and fascias, fibre optic mirrored ceilings within the family room and swimming pool rooms costing (£18,000), and external elevations finished in Parex render, and a stunning rangemaster cooker within the kitchen which incorporates a five ring gas hob including wok burner plus hotplates, a slow oven, two fan assisted ovens and a grill.

The accommodation also comprises five large double bedrooms, the largest being a capacious (19'3 x 19'1), three stunning bathrooms, one being ensuite, all new in 2017 with high specification fittings, and a 17 FT first floor games room/bar which leads onto a superb first floor private front balcony with panoramic views across the surrounding area.

Outside a large and private entrance drive provides parking for 5/6 cars and leads to a (31'10 x 8'7) tandem garage with internal courtesy door.

There is a very private sunny centralised court yard garden which is approached from both the kitchen, family room and swimming pool and includes a large Sandstone sun patio with hot tub, very impressive a real sun trap. This amazing property provides a quality of living that would suit so many buyers. Must be seen!

**Entrance Porch** Bespoke gable fronted brick pillared open fronted entrance porch with sandstone threshold leading to.....





**Entrance Hall** 8' x 6' (2.44m x 1.83m) Approached via a large composite front entrance door inset with four sealed double glazed centralised shaped windows together with a matching side screen window leading to a tiled hall with chrome finished power points and light switches.

### **Entrance Reception Hall**

22' 6" x 9' 1" (6.86m x 2.77m) Approached via contemporary light oak glass panelled double doors leading to a centralised main hall with a solid oak bespoke open tread staircase with clear glass panels with returns to the left and right hand side of a gallery landing. Fully carpeted hallway with wide under stair recess and chrome finished light switches and power points, double radiator.

**Principal Lounge** 30' x 14' 3" (9.14m x 4.34m) A capacious reception room, inset with a large sealed double glazed window with outlooks across the private gardens and entrance drive. Bespoke fire breast finished in split faced stone inset with a contemporary clear view glass fronted real flame log effect gas fire. Stylish chrome finished light switches and power points throughout, two double radiators, approached from the entrance reception hall via sliding light oak glass panel doors, also inset with matching doors that open in to the.....



**Kitchen and Dining Room** 30' x 18' 4" (9.14m x 5.59m) A further capacious and stunning social space beautifully equipped with high spec kitchen units with quartz granite worktops, high gloss doors and slim line handles, soft closing facility throughout, centralised island unit with peninsula breakfast bar with raised quartz granite worktops incorporating bespoke chrome finished power points, integrated recycle bins, numerous deep pan drawers and hidden drawers, corner end shelves, custom made cutlery compartments, corner carousel units, integrated Bosch dishwasher.

Full size Rangemaster range cooker with five ring gas hob including wok burner plus hotplates, with two integrated fan assisted electric ovens and two separate combined warming drawer/grill, canopy style extractor hood, matching splashback, chrome finished power points and light switches throughout, two further large matching dresser units, space for the housing of an American style fridge freezer, stainless steel sink with chrome powerjet mixer taps, vegetable cleaner and granite drainer. Fully tiled floor throughout, ceiling with multiple spotlights, a truly fabulous open plan space. Double glazed window with matching clear glass double glazed outer door opening on to and overlooking the centralised courtyard private gardens, useful internal courtesy door leading in to the double length tandem garage.



### **Utility Room** 13' 7" x 11' 6" (4.14m x 3.51m)

A fabulous size utility room, beautifully fitted with modern units along two sides with laminate worktops and providing space with plumbing for a washing machine and tumble drier, circular shaped sink unit with mixer taps and circular drainer, ample space for four fridge freezers, three wall mounted modern Biasi gas boilers, continuous ceramic tiled flooring, double glazed French doors that open on to and overlook the centralised private courtyard gardens.

### **Family Room** 25' 9" x 15' (7.85m x 4.57m)

Approached independently from the open plan kitchen and dining room via double glazed bi-folding doors with continuous matching ceramic tiled floor and a wow ceiling mirrored and open plan to the indoor swimming pool. Multiple double glazed bi-folding doors open on to the courtyard gardens, while this amazing living space is equipped with chrome finished light switches and power points, open plan to.....

### **Luxury Indoor Swimming Pool** 36' 3" x 16' 5" (11.05m x 5.00m)

A truly amazing luxury facility is found within this classical aquatic style indoor fully enclosed fully heated swimming pool L shaped with a stone tiled surround, equipped with pool covers and a wave machine together with further multiple double glazed bi-folding doors that open on to the courtyard gardens. Stunning mirrored ceiling edged with spotlights, and providing access to....



### Swimming Pool

31' 6" x 9' 9" (9.60m x 2.97m)

L shaped and leading into a further pool area measuring 10'0 x 9'9, five foot deep, with a separate basement pump room (14'0 x 7'1) with a ceiling height of 6'7. The pool also includes certikin underwater lights, spa jets, pool steps and seating, all fully tiled throughout.

### Shower Room

7' x 4' 1" (2.13m x 1.24m)

Fully tiled floor to ceiling and incorporating multiple waterfall shower heads with power jets and quartz tiling with chrome fittings, equipped further with an opening ceiling velux window and a vertical chrome towel rail/radiator.

### Steam Room

6' 3" x 6' 2" (1.91m x 1.88m)

Approached from the shower room via a bespoke glass door leading to a luxurious steam room facility with fully tiled walls and tiled three sides seats equipped with air ventilators and lights. A real luxury.



### Cloakroom

Also approached from the indoor swimming pool is a stunning modern white cloakroom suite with porcelain tiled walls and ceiling velux window, comprising slim line W.C. and shaped mounted wash hand basin with chrome mixer taps.

### Bedroom One

17' 8" x 11' 6" (5.38m x 3.51m)

Independently approached from the entrance reception hall via a contemporary oak panel door leading to a spacious main bedroom with a double glazed with outlooks across the private entrance drive and gardens. This bedroom is fully equipped with high quality wardrobes with mirrored doors, bedside cabinets and chest of drawers. Double radiator, stylish chrome light switches and power points.





### **Ensuite Shower Room**

8' 6" x 7' 8" (2.59m x 2.34m)

Stunning luxury white suite with fully tiled walls and floor comprising large double size contemporary shower with chrome shower unit with multiple power jets and waterfall fitment, clear glass shower door and screen, wall mounted shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity drawer in high gloss with chrome slim line handle, slim line W.C., stylish chrome vertical towel rail/radiator, obscure glass double glazed window to side, air ventilator.

### **Family Shower Room**

8' 7" x 8' (2.62m x 2.44m)

Independently approached from the entrance reception hall via a contemporary oak panel door leading to a further luxury shower room with stylish contemporary white suite and fully tiled walls and floor comprising double size shower with chrome waterfall shower fitment together with twin power jets, clear glass shower door and screen, slim line W.C., large wide shaped wall mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity drawer. Double glazed obscure glass window to side, stylish chrome vertical towel rail/radiator, air ventilator.

### **First Floor Gallery Landing**

22' 7" x 10' 9" (6.88m x 3.28m) A capacious main landing includes an atrium style ceiling inset with a velux double glazed window and enjoys a gallery view of the main hall with multiple access contemporary oak panel doors to each of the first floor rooms. There is access via a drop down ladder to the roof space and the landing also includes two double radiators and chrome finished light switches and power points. Built in airing cupboard housing two large fully insulated water cylinders.

### **Bedroom Two**

19' 1" x 19' 3" (5.82m x 5.87m)

Independently approached from the landing via a contemporary oak panel door leading to a truly capacious bedroom inset with a large double glazed window with pine sill boasting panoramic elevated outlooks across the surrounding valley on to green fields and wooded hillside in the distance. This room is equipped with a range of bedroom furniture including a full length stylish contemporary range of wardrobes with slim line handles and oak effect doors with matching dressing table, multiple chests of drawers and bedside cabinets, there are spotlights throughout and chrome finished light switches and power points together with access to incredible eaves storage space that runs along the depth of the property

### **Bedroom Three**

18' 8" x 18' 4" (5.69m x 5.59m)

Also independently approached from the landing via a contemporary oak panel door leading to a further capacious bedroom equipped with a double glazed window with pine sill with a pleasing view across the private courtyard gardens, double radiator, ceiling with spotlights, chrome finished light switches and power points throughout.

### **Bedroom Four**

16' 6" x 11' (5.03m x 3.35m) Also independently approached from the gallery landing via a contemporary oak panel door leading to a further good size bedroom with laminate wood flooring, double radiator, chrome finished light switches and power points, useful access to eaves roof space storage, and equipped further with a double glazed window with a pleasing outlook across the pleasing courtyard gardens.

### **Bedroom Five**

15' 9" x 11' 6" ( 4.80m x 3.51m ) Also approached independently from the gallery landing via a contemporary oak panel door, laminate wood flooring, chrome finished light switches power points and TV aerial points, double radiator, further aluminium double glazed window with a rearward aspect.

### **Family Bathroom**

10' 6" x 8' (3.20m x 2.44m)

Independently approached from the gallery landing via a contemporary oak panel door leading to a luxury white bathroom with quartz tiled walls and matching tiled floor comprising double size contemporary shower with chrome waterfall fitment with additional twin power jets, clear glass shower door and screen, shaped wall mounted stylish wash hand basin with chrome mixer taps, pop-up waste and high gloss finished built out vanity drawer. Bidet with mixer taps and pop-up waste, slim line W.C., chrome vertical towel rail/radiator, air ventilator, obscure glass double glazed window to side.

### **Bar**

11" x 17' 5" (2.72m x 5.31m)

Independently approached from the gallery landing via a contemporary oak panel door, this versatile room incorporates modern kitchen units and quartz granite work surfaces including a stainless steel sink with chrome taps, multiple chrome power points, dimmer switches and USB points, breakfast bar, fully carpeted floor, additional access to further eaves roof space storage, and inset with double glazed patio doors that open on to.....

### **Front First Floor Balcony**

12' 2" x 10' 11" (3.71m x 3.33m)

A total sun trap, finished in Astro turf with wood edging, enclosed by decorative railings, perfect for a patio table and chairs, and boasting panoramic front views that stretch across the green valley with open fields on towards distant hillside.

### **Outside Private Entrance Drive**

L shaped block paved private off street vehicular entrance drive providing multiple parking for several cars.

### **Front Garden**

Chiefly laid to lawn edged with pretty borders of shrubs and plants partly tree lined, an ideal sitting area to enjoy the views across the valley below.

### **Double Length Tandem Garage**

31' 10" x 8' 7" (9.70m x 2.62m)

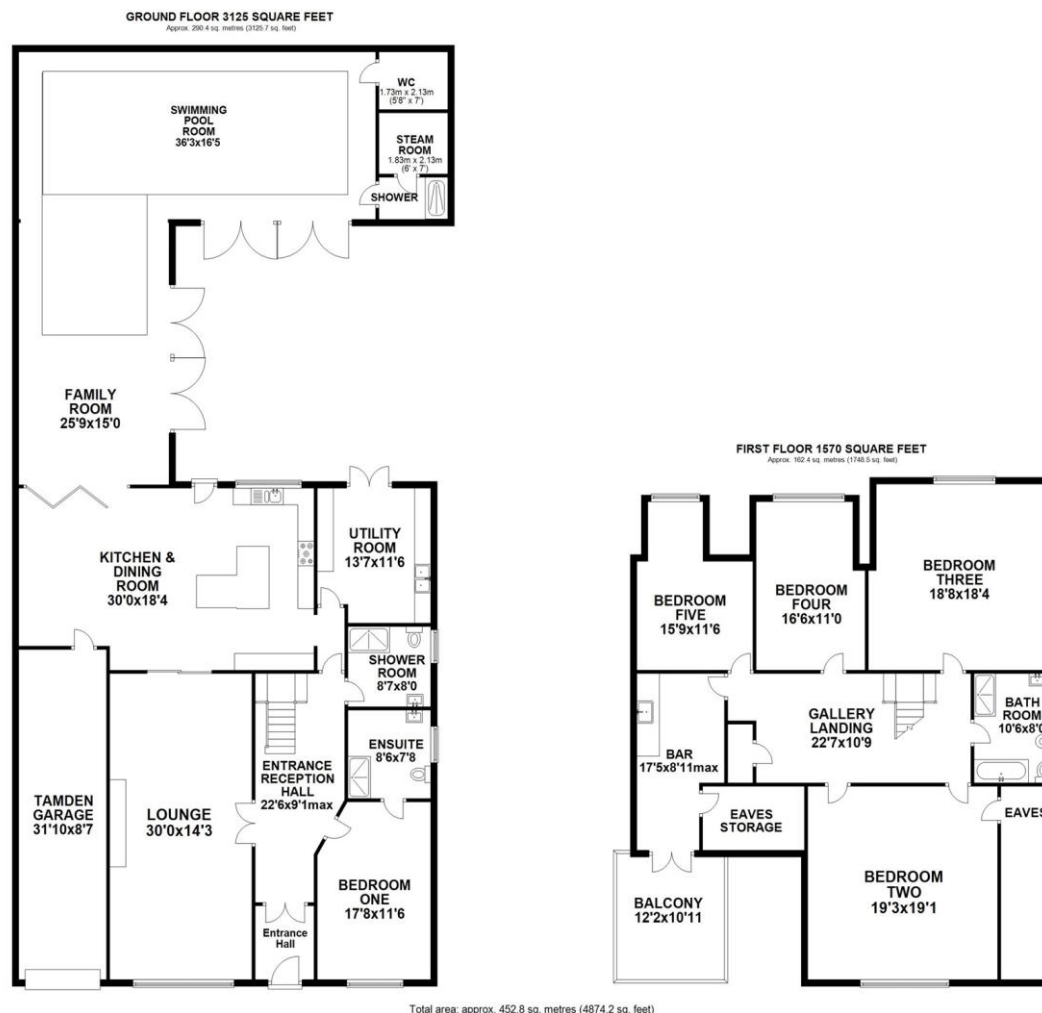
Approached via an electric fob operated up and over door leading to a double length tandem garage beautifully fitted with wood effect walls and painted floor and equipped with multiple strip lighting, a radiator and electrical power points and light switches.

### **Courtyard Gardens**

There is a centralised and very private sun trap courtyard garden area partly finished in Astro turf, the remaining finished largely in sandstone patio slabs ideal for the housing of a large patio table and chairs, sun loungers and also space currently for a hot tub and a useful garden store. There are external lights stylish in design with outside water taps and a mounted white Belfast sink with hot and cold taps. A real sun trap and very private







## Important Information

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