

54 Cog Road
Sully
Penarth
The Vale Of Glamorgan
CF64 5TE

£400,000



- Planning In Place To Demolish & Re-Build
- DEVELOPMENT OPPORTUNITY
- Detached Cottage
- For Bedrooms
- Sea Views
- Large Lounge & Kitchen
- Single Garage & Driveway
- Close To Penarth, Cardiff & M4 Corridor
- Sought After Location
- Viewing's Are Highly Recommended, Please Call 01446502806

Ref: PRB10234

Viewing Instructions: Strictly By Appointment Only

General Description

Daniel Matthew Estate Agents are delighted to offer to the market this beautiful four bedroom detached Cottage, situated in a prime position in the highly sought after village of Sully. Property comprises to the ground floor, porch, hallway, cloakroom, large lounge/dining room, spacious kitchen/breakfast room and utility room. Inner hallway/study, bedroom four. To the first floor three bedrooms and family bathroom. Further benefits are single garage, off road parking, large front garden, rear garden, gas central heating. Property is within a short distance to Penarth Town Centre, Cardiff City Centre and the M4 Corridor. Viewing's are highly recommended for viewing's, please contact a member of our team on 01446 502806.

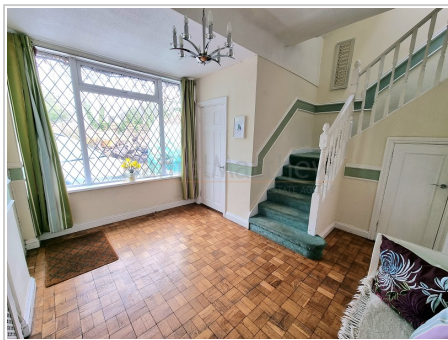
Land for development as planning permission has been granted for the cottage to be demolished and a four bedroom property being erected in its place. Plans are available on request.

Accommodation



Entrance Porch

Enter via UPVC double glazed door leading into porch, UPVC double glazed window to front aspect, panelled ceiling, brick walls, tiled flooring, wooden door leading into Hallway.



Hallway

UPVC double glazed window to front aspect, papered ceiling, plain walls with dado rail, parquet flooring, radiator, staircase leading to first floor, large under-stairs storage cupboard, doors leading into cloakroom and Lounge/dining room.



Cloakroom/w.c (5' 07" x 3' 10") or (1.70m x 1.17m)

wooden obscured window to front aspect, panelled ceiling, papered walls, tiled flooring, two piece white suite comprising low level WC and floating wash hand basin inset into vanity unit, wall mounted electric consumer unit.



Lounge/Diner (29' 09" Max x 18' 06" Max) or (9.07m Max x 5.64m Max)

Wooden bay window to front aspect, UPVC double glazed sliding doors to rear aspect, Two sash windows to rear aspect, papered ceiling, plain walls, wooden flooring, wood burner with brick surround, radiator, door leading to Kitchen.



Kitchen/ Breakfast Room (27' 0" Max x 15' 0" Max) or (8.23m Max x 4.57m Max)

Two UPVC double glazed window to front and rear aspect, velux window to rear, UPVC double glazed door leading to rear garden, plain ceiling, artexed walls, tiled flooring, a range of matching wall and base units with complimentary solid granite work surfaces, breakfast bar, tiled splashback, ceramic sink with drainer and mixer tap, plumbing for dishwasher, large area for dining table and chairs, log burner with brick surround. door leading to utility room.

Britannia double range oven, seven ring gas oven.

Utility Room (9' 04" x 8' 0") or (2.84m x 2.44m)

UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden, textured ceiling, plain walls, tiled flooring, loft access which is boarded, matching base and corner wall unit, one and a half bowl sink with drainer and mixer tap. space and plumbing available for washing machine and tumble dryer, door leading into garage.



Inner hallway/study (7' 08" x 10' 00") or (2.34m x 3.05m)

Fitted carpet. Door with glazed side panel. Radiator. Panelled door into :-



Bedroom Four (7' 02" x 12' 03") or (2.18m x 3.73m)

A ground floor bedroom which would be ideal for teenager or could be adapted to suit elderly relative. Wood effect laminate flooring. Window to rear. Glazed door giving access to rear garden.



Landing

Velux window to front aspect, papered ceiling, plain walls, fitted carpet, doors leading into three bedrooms and bathroom, deep storage cupboard.



Bedroom One (14' 10" x 14' 03") or (4.52m x 4.34m)

Two UPVC double glazed windows to front and rear aspect with beautiful sea views, papered ceiling, plain walls, wood effect laminate flooring, radiator.



Bedroom Two (15' 0" x 12' 05") or (4.57m x 3.78m)

Two UPVC double glazed window to front and rear aspect, papered ceiling, plain walls, wood effect laminate flooring, storage to eaves, radiator.

Bedroom Three (10' 10" x 4' 09") or (3.30m x 1.45m)

UPVC double glazed window to rear aspect, papered ceiling, plain walls, wood effect laminate flooring, Ideal room which can also be used as an office.



Bathroom (10' 06" x 5' 09") or (3.20m x 1.75m)

UPVC double glazed window to front aspect, plain ceiling, tiled floor to ceiling, chrome heated towel rail, three piece white suite comprising low level WC, floating wash hand basin, corner bath with mixer tap and mains over head shower.

Garage

Single garage. Electric roller shutter door.



Outside

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Length of lease: .

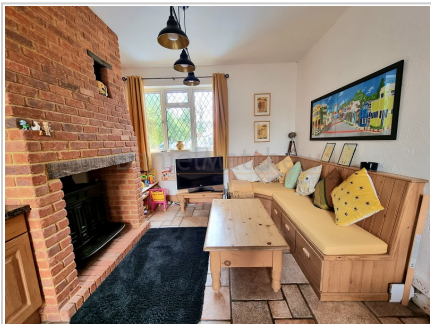
Ground Rent

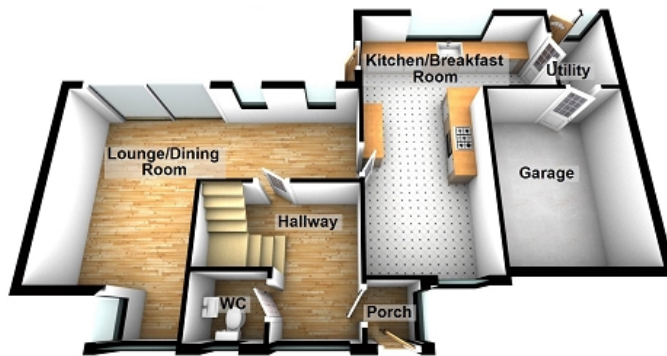
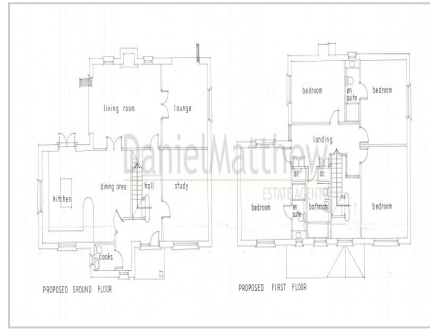
Service Charge

Council Tax

Band Not Specified

Deposit: £0.00





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.