



£145,000

Cogan Court, Cogan Pill Road

Flat | 2 Bedrooms | 1 Bathroom

01446 488288

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# Step Inside

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## Key Features

- TWO BEDROOMS
- CLOSE ACCESS TO  
CARDIFF, PENARTH AND M4
- PERFECT FOR FIRST TIME  
BUYERS
- BALCONY
- ON SITE PARKING
- OPEN PLAN  
LIVING/DINING AREA
- RECENTLY IMPROVED

## Main Particulars

"We love how bright and spacious the flat is. It's great to sit on the balcony and enjoy a cup of coffee in the morning light whilst watching the squirrels jump from tree to tree. It's a convenient spot for a walk to Penarth, a stroll over the barrage or a trip in to Cardiff. We love the peacefulness and surrounding nature with such easy access to the taff trail. The neighbours are also really friendly."

Botham Williams are delighted to bring to market this beautifully presented two bedroom property on the outskirts of Penarth. This conveniently located development is only a 10 minute walk in to Penarth Town Centre, 7 minute walk to Cogan train station and 20 minute walk to Penarth Marina. This property also benefits from easy access to Cardiff and the M4. This is the perfect first time buy or investment purchase as there is potential to increase the EPC rating to a C with minimal costs.

This spacious and light filled two bedroom apartment has been recently improved and comprises an entrance hall, open plan lounge / dining room, kitchen, two bedrooms and bathroom. The property benefits from ample storage, a balcony, unallocated on-site parking and a bricked shed/garage on the ground as well as secure access into the building.

### Hallway

Upon entering the property you are greeted with the hallway. Laminate floor. Door entry phone. Wall mounted electric heater. Built-in cupboard with electrical consumer unit and meter and brand new hot water cylinder. Light fitting.

### Lounge / Dining room l:6.78m x w:3.5m

A spacious, light filled open plan room with a recently replaced uPVC double glazed windows to front, and uPVC door leading on to balcony at the rear. Wood effect laminate flooring. Electric fire place. Wall mounted electric heater. Electric sockets.

### Kitchen l: 2.63m x w: 2.78m

Fitted kitchen comprising white wall units and base units with laminate work surfaces. Integrated electric oven and four zone electric hob. Plumbing for washing machine. Integrated separate fridge and freezer. Single bowl sink with draining board. uPVC double glazed window to the front. Pantry cupboard. Electric sockets. Light fixture.

Bathroom 1: 2.36m x w: 2.01m

Partially tiled walls. Vinyl tile flooring. Suite comprising a panelled bath with new electric shower over bath, WC and wash hand basin. Wall mounted corner cupboard. uPVC window.

Bedroom 1: 3.47m x w: 2.84m

Double bedroom with wood effect laminate floor and uPVC double glazed window to the rear. Wall mounted electric heater. Built-in cupboard. Electrical sockets. Space for chest of drawers.

Bedroom 2: 2.73m x w: 2.62m

The second double bedroom fitted with uPVC double glazed window to the front. Wood effect laminate flooring. Electrical sockets and space for chest of drawers.

Outside

The development has communal grounds laid to lawn with mature trees. Outside storage area. Communal car parking area.

Garage

The property has its own external storage shed/garage, located in a nearby block.

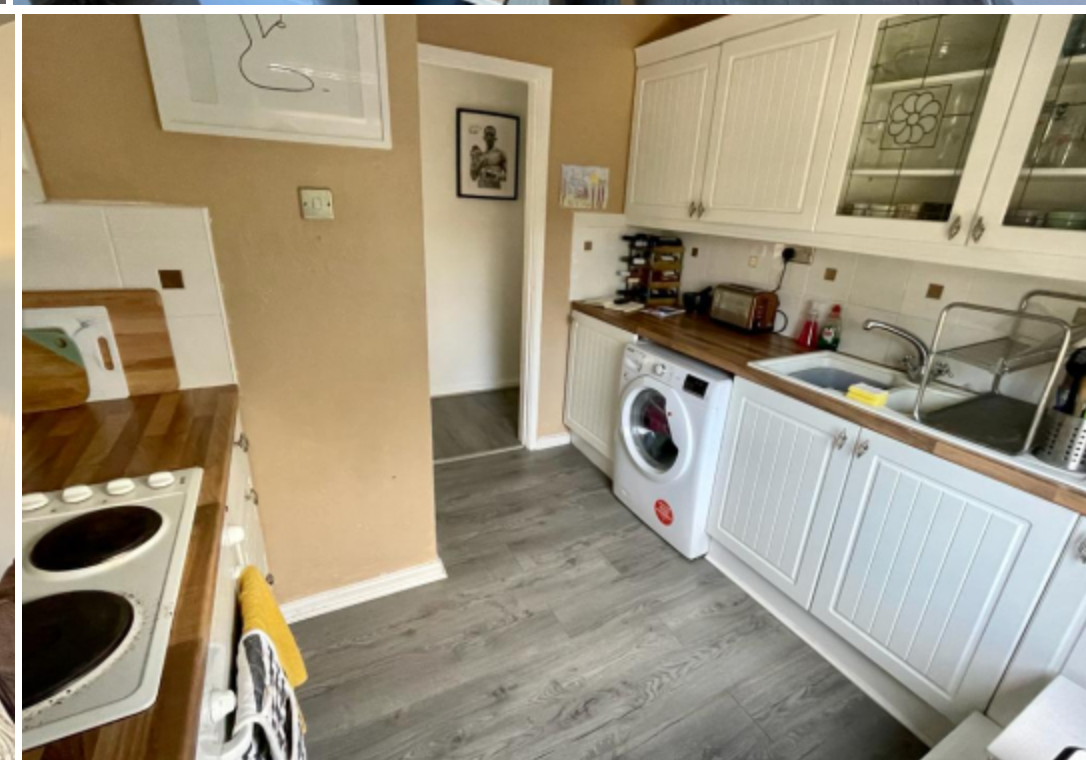
Additional Information

## Tenure

We have been informed by the vendor that the property is held on a leasehold basis with over 900 years remaining. Please ensure you check the details with your conveyancer.

## Service Charge

We have been informed that the current service charge is £1764 per year, which includes maintenance to the internal and external communal areas as well as buildings insurance. Please ensure you check the details with your conveyancer.



Telephone: 01446 488288



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