



13 Dock Street, Penarth

£289,950 Freehold

****MID-TERRACED HOUSE* IMMACULATEDLY PRESENTED**** MGY are delighted to bring to market this well presented three bedroom mid-terraced house, situated in the highly sought after area of Cogan, Dock Street. The modern accommodation briefly comprises lounge/diner, kitchen, three bedrooms, cloakroom and bathroom. The property further benefits from gas central heating, double glazing throughout and a low maintenance rear garden. The property is walking distance to local amenities, Cogan Train Station, Cogan Leisure Centre, Public Transport Links, and Easy access to the M4.

Council Tax band: TBD

Tenure: Freehold

DESCRIPTION

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LOCATION

Cogan, is a well-established and sought after residential area in the Vale of Glamorgan, rich in character and local history. Developed during the Victorian era, it is known for its attractive terraced homes. Cogan benefits from excellent transport links via Cogan railway station, offering convenient access to Cardiff, Penarth, and the wider coastal region. Cogan is also home to highly regarded schools, such as Stanwell School, St Cyres School, and Cogan Primary School. With this blend of coastal proximity and everyday conveniences, Cogan remains a popular choice for families and professionals alike.

ENTRANCE HALL

Entered via double glazed composite front door with window over, into hallway. Traditional style radiator. Tiled flooring. Doors to lounge/diner and kitchen. Stairs to first floor with pull-out storage and two storage cupboards under.

LOUNGE/DINER

Dimensions: 22' 7" x 11' 11" (6.90m x 3.65m). Open-plan with uPVC double glazed window to front and French patio doors to rear. Feature period fireplace has fire (not connected), with stone hearth. Laminate wood flooring. Two modern radiators.

KITCHEN/BREAKFAST ROOM

Dimensions: 12' 5" x 9' 9" (3.80m x 2.98m). The kitchen is fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. Space for fridge/freezer, dishwasher and washing machine. Tiled flooring a splash backs. Radiator. uPVC double glazed window to side. Door to lobby with tiled flooring and under floor heating. Glazed door to bathroom and external uPVC double glazed to side.

BATHROOM

MASTER BEDROOM

Dimensions: 15' 5" x 10' 10" (4.72m x 3.32m). Two uPVC double glazed windows to front. Traditional style column radiator.

BEDROOM TWO

Dimensions: 11' 2" x 10' 0" (3.42m x 3.06m). uPVC double glazed window to rear. Traditional style radiator.

BEDROOM THREE

Dimensions: 9' 11" x 8' 0" (3.03m x 2.44m). uPVC double glazed window to side. Rational style column radiator.

CLOAKROOM

Dimensions: 4' 2" x 3' 9" (1.29m x 1.15m). Low level WC and wash hand basin. Fitted storage cupboard. Laminate wood flooring. Worcester gas combination boiler. Fully tiled walls.

REAR GARDEN

An enclosed, paved rear garden with Indian sandstone tiles. Boundary wall and fence with gated pedestrian access to rear lane. Outside tap to sides.

TENURE

MGY have been advised that this property is freehold.

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BEDROOM TWO

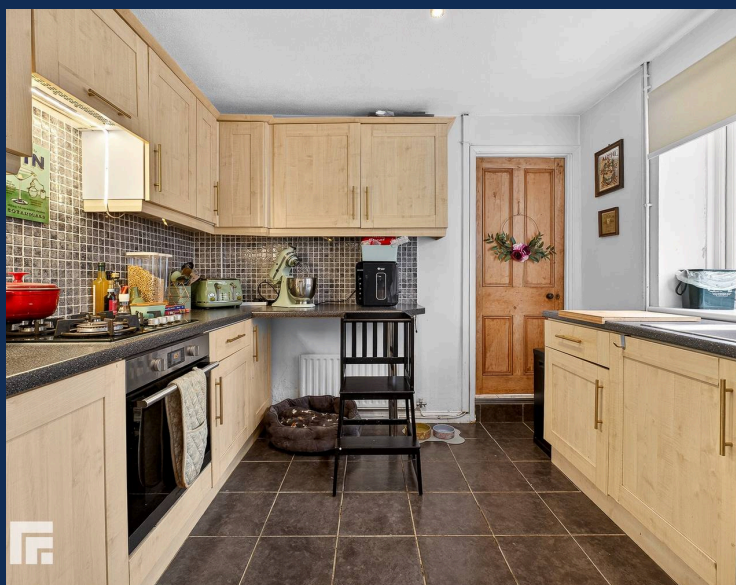
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BEDROOM THREE

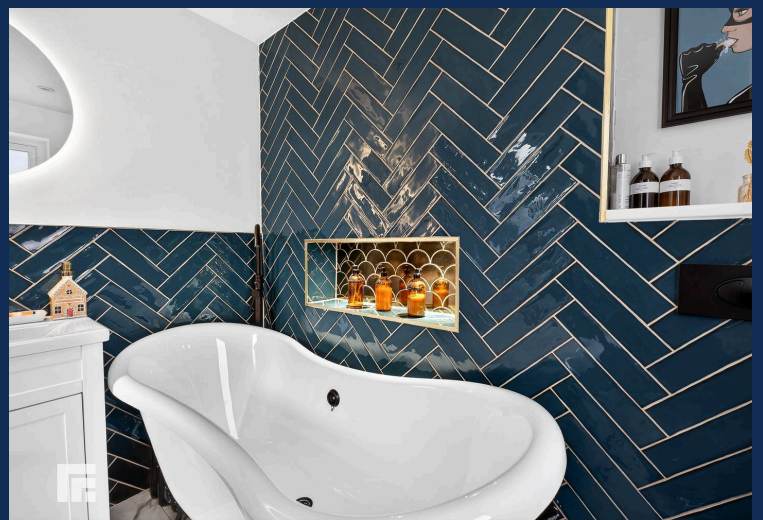
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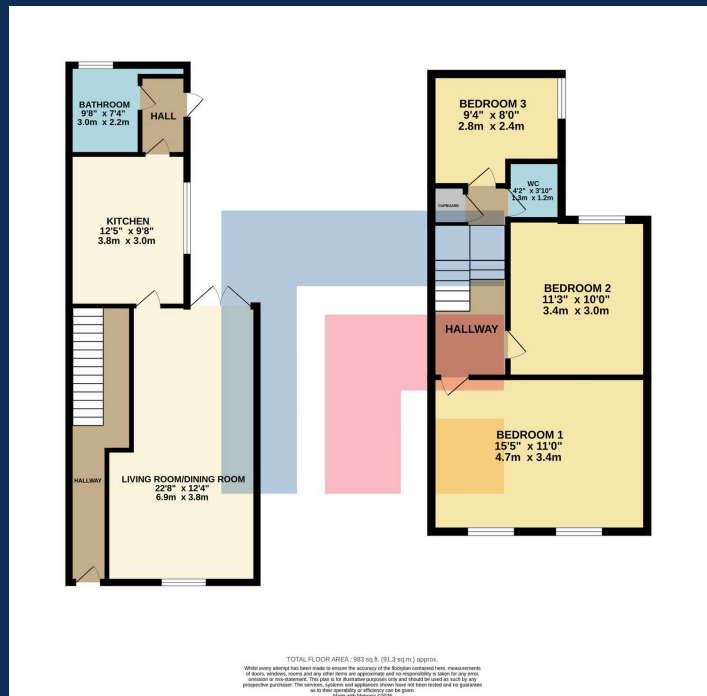
CLOAKROOM

Dimensions: 4' 2" x 3' 9" (1.29m x 1.15m). Low level WC









RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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