

28 Cog Road

Sully, Penarth

1. This exquisite detached residence boasts a stunning 6 bedroom layout, offering spacious and luxurious accommodation throughout. The property features 3 reception rooms, providing ample space for entertaining guests or relaxing with family. The highlight of this exceptional home is the heated indo

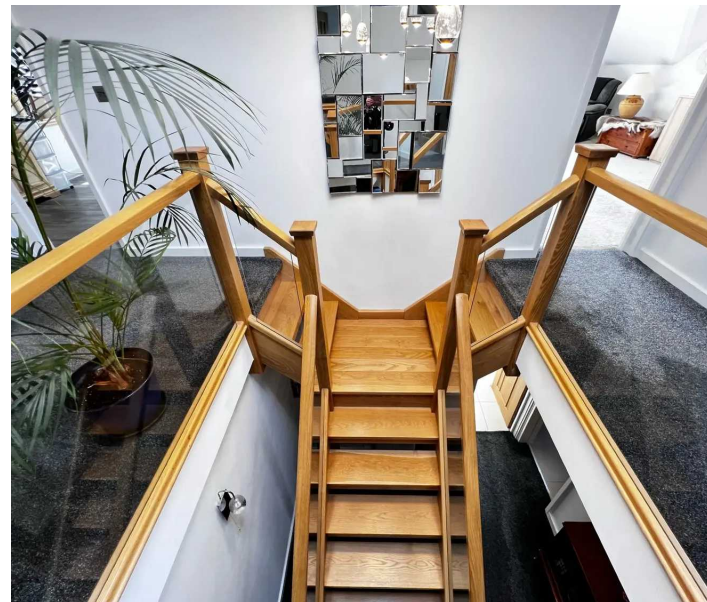
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- EXQUISITE DETACHED RESIDENCE
- 5/6 BEDROOMS AND 3 RECEPTIONS
- HEATED INDOOR POOL WITH SWIM JET
- COUNTRYSIDE VIEWS; STEAM ROOM
- GRANITE WORKTOPS; PRIME POSITION
- GREAT PARKING; GARAGE; REAR GARDEN
- EPC C72





Entrance Porch

Accessed via a steel opaque glazed door with transparent side panel. Porcelain tiled floor. Smooth walls and ceiling plus coat storage. Double Oak doors with glazed panels leading to the entrance hallway.

Hallway

22' 5" x 9' 11" (6.83m x 3.02m)

Carpeted and with an impressive Oak stair case with glazed balustrade leading to the gallery landing on the first floor. Smooth walls and ceilings. Radiator. Oak sliding double doors with glazing leading to the living room. Further Oak doors leading to the ground floor bedroom suite, shower room/WC and utility room (the kitchen is off the kitchen and living room). Four wall lights.

Living Room

29' 7" x 12' 9" (9.02m x 3.89m)

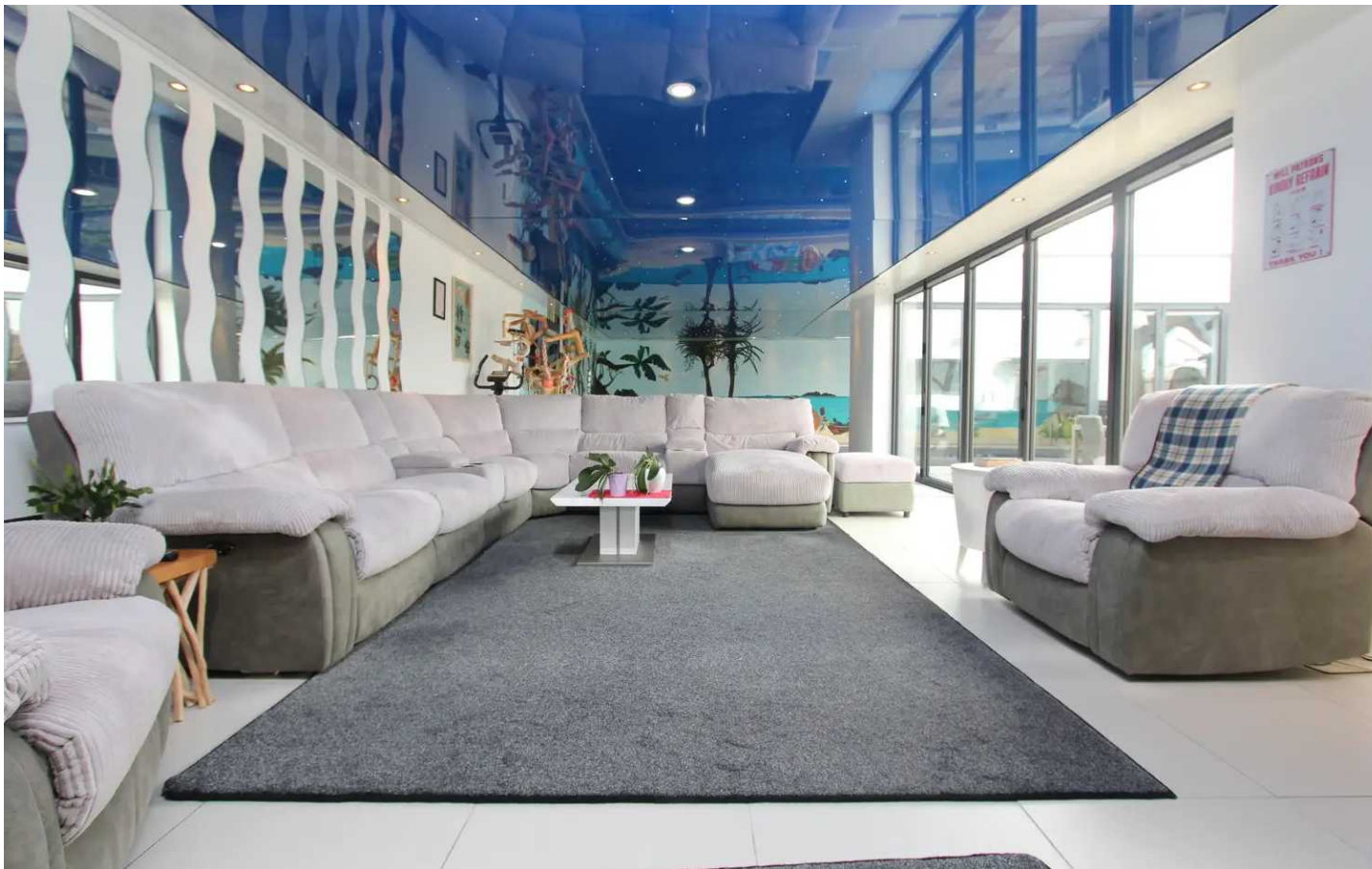
Exceptionally spacious carpeted room with front picture window with Oak sill. Focal point is a contemporary tiled chimney breast with a gas feature fire inset with log effect (remote control). Smooth walls and ceiling. Two ceiling lights. Large ceiling fan to remain. Sliding double doors with glazing leading to the social kitchen.



Kitchen

29' 9" x 18' 5" (9.07m x 5.61m)

With two areas, one with space for formal table and chairs and with stunning Porcelain tile floor, the other a kitchen area being comprehensively appointed with eye level and base units incorporating soft close units and drawers, recycling storage and an integrated dishwasher. These are all complemented by stunning Granite work tops which have a one and a half bowl stainless steel sink unit inset with contemporary mixer tap over. Free standing Range to remain which has a 5 ring burner, hot plate, double oven and slow oven, plus grill. Matching splash back plus extractor hood over. Recess and plumbing for American style fridge freezer. Rear window with Walnut sill. Smooth ceiling with 22 spot lights, contemporary lights and 2 smoke



over. Recess and plumbing for American style fridge freezer. Rear window with Walnut sill. Smooth ceiling with 22 spot lights, contemporary lights and 2 smoke alarms. Oak door to the integral double/tandem garage; patio door leading out to the rear garden and Bi-fold doors leading to the lifestyle room with pool.

Lifestyle Room With Pool

47' 0" x 36' 0" (14.33m x 10.97m)

With a continuation of the Porcelain tiled flooring and again with Bi-fold doors leading out onto the rear garden. Fabulous seating area to look onto the garden. Further to the seating area is an L shaped heated pool with covers, lighting and high end swim jet (like endless pools). There are televisions strategically positioned and sliding Oak doors lead into the shower room (in turn steam room) and also the cloakroom/WC. A great feature of this room is the contemporary ceiling/roof which has 4 recessed spotlight and fibre optic lighting. Two dehumidifiers (one external, one internal). Further set of Bi fold doors which lead onto the rear garden. Corner perimeter acrylic finish with 35 recessed spot lights.

Shower Room

With a 5 head thermostatic shower facility and with a tiled flooring, walls and acrylic ceiling with Velux remote control sky light. Chrome ladder towel rail. Glazed door leads into the steam room.

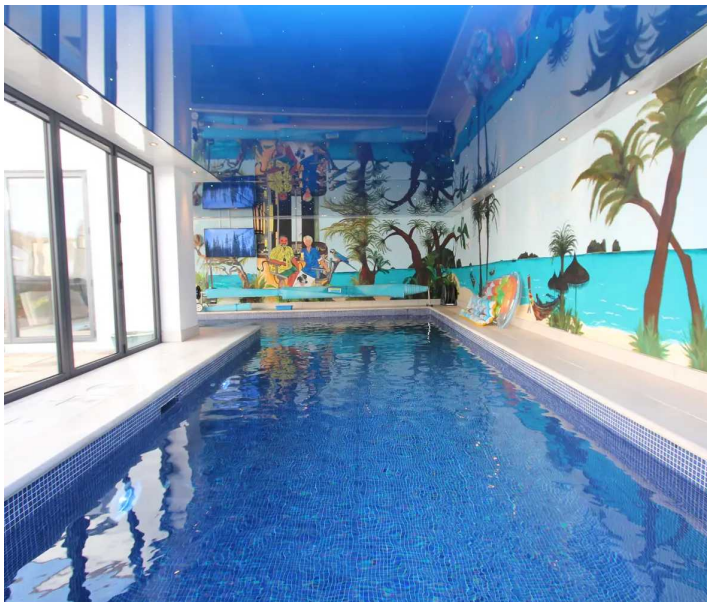
Steam Room

With mosaic seating arrangements, wired speakers, ambient lighting and showering facility. 'Oceanic' wall mounted steam control panel.

utility / Boiler Room

11' 8" x 11' 5" (3.56m x 3.48m)

Very spacious, well thought out room which has three wall mounted boilers, ample space for a full range of appliances, modern work tops with a circular stainless steel sink unit and matching left hand drainer. Smoke alarm, strip light and ceiling fan to remain. French doors lead out to the rear garden. Continuation of the Porcelain tiled flooring.





FRONT GARDEN

A deep frontage with a mix of areas. Level lawn which is flanked by well maintained shrubs and trees. There is a recessed green house.

REAR GARDEN

Laid to high quality patio which enjoys total privacy and in turn accesses the pool area in an inside out fashion. There is a hot tub plus high quality shed with power and lighting provided. Outside tap. Belfast style sink. Side access leads to the front via a complementing door. Side area has a double power point and is ideal for general storage/recycling. Further multiple power points.

ON DRIVE

8 Parking Spaces

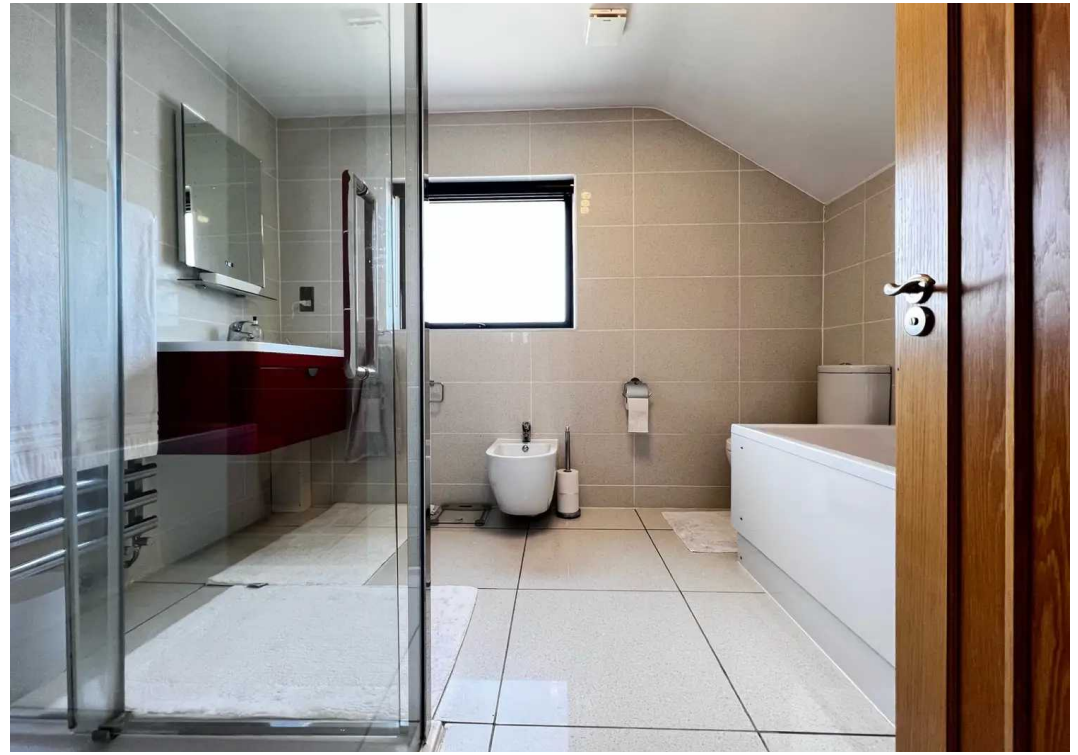
The driveway is laid to inter locking brick paviour providing off road parking for 7-8 vehicles, this leads to the integral double garage.

GARAGE

Double Garage

A double length garage for 2 vehicles. There are 2 radiators, shelving, 6 lights and electric sectional door. Electric vehicle charging point, covered walls and smooth ceiling.





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GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



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