

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**Paviland Swanbridge Road, Sully Penarth**

**£650,000**

 **black**

02920 703799  
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## About the property

This charming cottage, located in the peaceful coastal hamlet of Swanbridge would make an ideal family home and is set on a particularly generous plot.

Offering spacious living and sleeping accommodation, the property briefly comprises of entrance hall, lounge, dining room, sitting room, conservatory, fitted kitchen, utility room, cloakroom and integral tandem garage. To the first floor the accommodation comprises of landing, family bathroom, five generous bedrooms with an en-suite shower room to the master.

To the exterior, the property benefits from front gardens, with driveway providing off road parking for several cars. Westerly facing rear garden with a detached, brick built workshop with power and light. Situated by the disused railway embankment which provides privacy and character. The property has a cess pit located to the rear of the garden which acts as draining for the property.

Viewing are highly recommended to appreciate the charm, character and potential on offer.

## Accommodation

### Lounge

15' x 11' 6" into recess max ( 4.57m x 3.51m into recess max )

### Dining Room

11' x 11' 7" into recess max ( 3.35m x 3.53m into recess max )

### Sitting Room

14' x 9' into max ( 4.27m x 2.74m into max )

### Kitchen

14' x 12' into recess max ( 4.27m x 3.66m into recess max )

### Utility Room

5' 9" length to 8'10" in max x 9' in max ( 1.75m length to 8'10" in max x 2.74m in max )

### Conservatory

9' 5" in max x 11' 11" in max ( 2.87m in max x 3.63m in max )

### Bedroom 1

10' 3" Length extending to 12ft in max x 12' 9" ( 3.12m Length extending to 12ft in max x 3.89m )

### En-Suite

7' 5" x 5' 2" ( 2.26m x 1.57m )

### Bedroom 2

22' 2" length extending to 25' in max x 9' in max ( 6.76m length extending to 25' in max x 2.74m in max )

### Bedroom 3

11' 10" x 11' 6" into recess ( 3.61m x 3.51m into recess )

### Bedroom 4





10' x 12' 3" into recess max ( 3.05m x 3.73m into recess max )  
**Bedroom 5**

9' 8" x 11' 6" width narrowing to 10'5" ( 2.95m x 3.51m width narrowing to 10'5" )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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