



Heol St. Cattwg, Pendoylan Cowbridge

offers in excess of £300,000

- Council Tax Band - E
- Exciting opportunity to turn into a unique space
- To be sold with no ongoing chain
- Village location
- EPC Rating: E



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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

About the property

This family home offers a wealth of potential and is a fantastic opportunity for those looking to put their stamp on a property. The village of Pendoylan boasts a highly regarded Primary School and is within catchment for Cowbridge Comprehensive School. It is located approx 6 miles from the bustling market Town of Cowbridge and is a short drive away from the A48 and J 34 of the M4.

The accommodation boasts far reaching countryside views to the rear and comprises of two reception rooms and a kitchen to the ground floor and three bedrooms and a bathroom to the first floor. The property offers a generous rear garden and parking to the front of the property.

The Vale Resort is located at Hensol in the North of Pendoylan. It consists of a four star hotel, two championship golf courses and a leisure centre, with a swimming pool and gym. The village has also won many awards in Best Kept Village competitions.

Hallway

Entered via wooden door, doors to two reception rooms, doorway to kitchen, cupboard housing consumer unit, window to front, stairs leading to the first floor.

Reception Room One

16' 6" (Max into recess) x 10' 11" (5.03m (Max into recess) x 3.33m)
Window to rear overlooking the garden and countryside beyond.

Reception Room Two

12' 6" (Max into recess) x 9' 10" (3.81m (Max into recess) x 3.00m)
a second reception room with window to rear overlooking the garden and countryside beyond.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)

window to front, worktop inset with sink and drainer, tiled flooring, space for washing machine and upright fridge/freezer, door to rear garden and outhousing.

Outbuildings

Two separate storage spaces and WC, gate leading to the front garden.

Landing

Window to front, doors leading to three bedrooms and bathroom, storage cupboard, access to loft space.

Bedroom One

13' 8" (Max into recess) x 11' 1" (4.17m (Max into recess) x 3.38m)
Window to rear with fantastic far reaching countryside views.

Bedroom Two

12' 10" x 11' (Max into doorway) (3.91m x 3.35m (Max into doorway))

A second double bedroom, window to rear with fantastic far reaching countryside views.

Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m)

A single bedroom with window overlooking the front garden.

Bathroom

6' x 5' 9" (1.83m x 1.75m)

Window to side, electric shower over bath, partially tiled walls, push button WC.

Front Garden

Laid to lawn with low level wall.

Communal parking bays to the front of the property.

Rear Garden

Laid to lawn with fence to boundaries, shed, far reaching countryside views.