

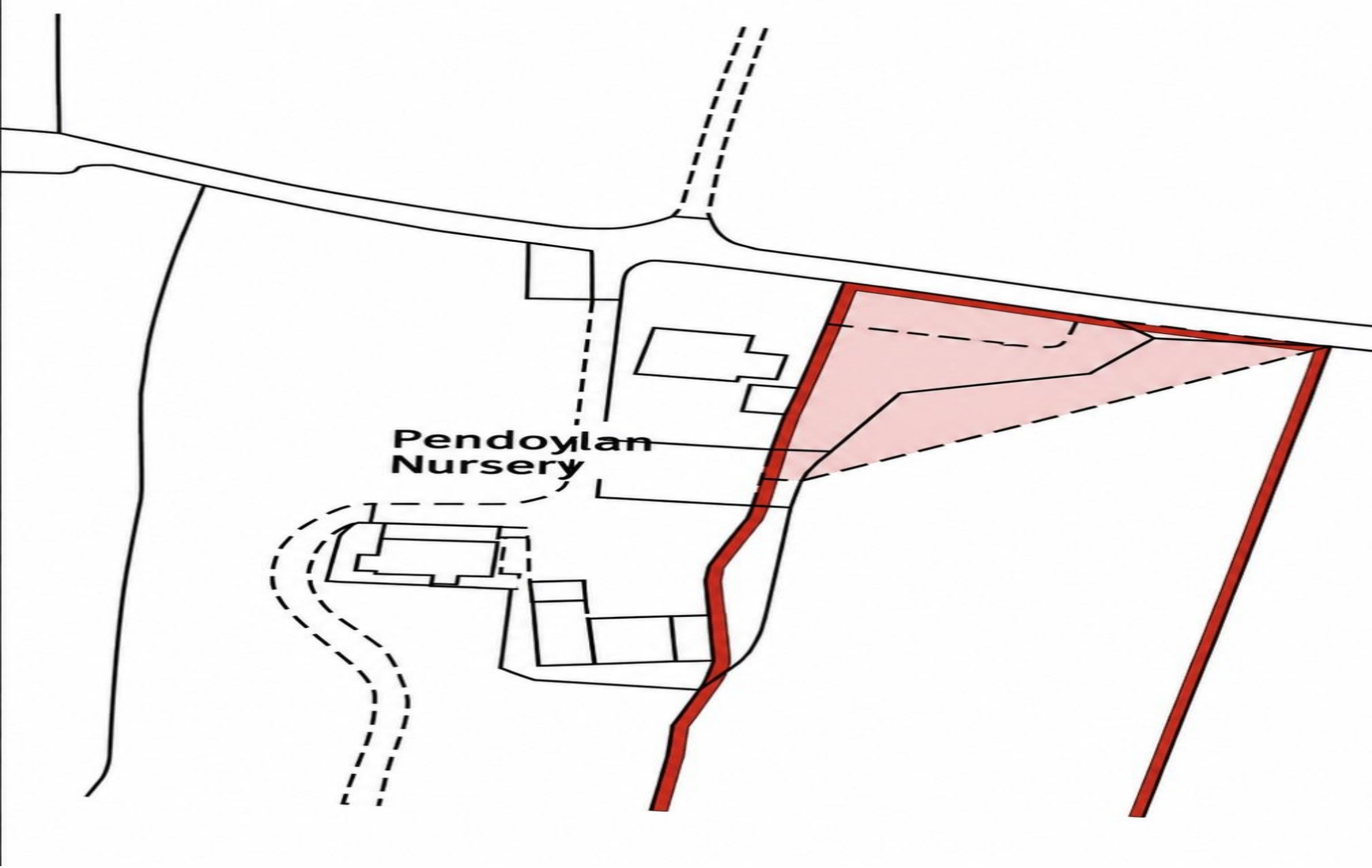
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The Swallows Trehedyn Lane, Pendoylan Cowbridge

guide price £550,000

peter alan

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peter

About the property

A generously proportioned five-bedroom detached property, likely originating from the 1960s, which has been thoughtfully extended over time to create a spacious and adaptable family home. Arranged across two floors, the property offers an array of flexible living spaces, including three main reception rooms, a large kitchen/breakfast area, five bedrooms, two bathrooms, and a sizeable attic room with substantial potential. The layout is particularly versatile, with most of the living space, aside from bedrooms four and five and the attic room, situated on the ground floor, allowing for flexible use to suit varying family needs. Although the attic room currently lacks a window, it offers an excellent opportunity to be transformed into an additional living space or bedroom with dormer or Velux roof lights, subject to the necessary permissions. The property benefits from oil-fired central heating and double glazing throughout.

Set within generous gardens enjoying picturesque views, the property also offers ample parking to the side and rear, together with a double garage.

Adjacent to the main house is an additional paddock extending to approximately 1.73 acres, which in the main is subject to an Agricultural Land Use Covenant, contributing to the total landholding of around 2.3 acres. The entire property lies within a Special Landscape Area.

The Swallows is conveniently located midway between the villages of Peterston-super-Ely and Pendoylan.

Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

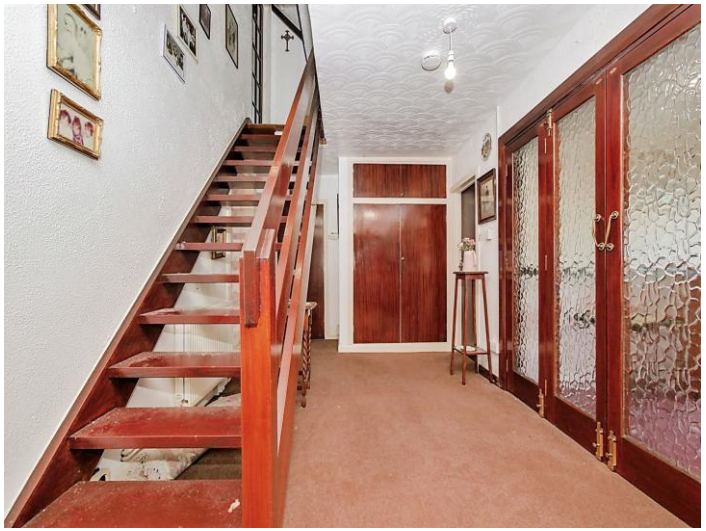
Internal











Entrance Porch

UPVC storm door. Opaque UPVC double-glazed side window and inner door.

Drawing Room

27' 6" x 13' 6" (8.38m x 4.11m)
A bright and expansive principal reception room featuring a large picture window offering sweeping rural views and double-glazed patio doors opening onto the front terrace and gardens. Gas coal-effect fire (LPG) set in a marble surround with a timber mantle. Glazed double doors lead to the inner hall. Further double doors connect to an adjacent reception room.

Living Room

21' 1" x 11' 9" (6.43m x 3.58m)
Rear-facing window and UPVC double-glazed door to the exterior. A striking arched stone fireplace extends to ceiling height with a flagstone hearth. Glazed double doors lead to the reception room.

Kitchen / Breakfast Room

21' 3" x 12' 4" (6.48m x 3.76m)
Fitted with an extensive range of classic oak-style wall and base units with marble-effect worktops. Features include a built-in Neff oven, four-ring ceramic hob with an extractor, built-under dishwasher, and a fridge/freezer concealed by decor panels. The stainless steel 1.5 bowl sink is positioned under a picture window with stunning front-facing rural views. Additional windows offer side-facing views over the paddock. Oil-fired Trianco boiler located here.

Inner Hall

Access to the drawing room, living room, and reception room. Straight staircase to the first floor. Fitted cupboards with radiator. Three ground-floor bedrooms and a bathroom lead off.

Bedroom One

14' 1" x 12' 1" (4.29m x 3.68m)
Features a bay window with rural views and a six-door built-in wardrobe.

12' 1" x 9' 6" (3.68m x 2.90m)
Rear-facing window with garden views.

Bathroom

Modern white suite comprising a panelled bath, pedestal washbasin, and WC. Half-tiled walls. Opaque glazed window

First Floor Accommodation

Attic Space

19' 3" x 10' 7" max (5.87m x 3.23m max)

Bedroom Four

11' 1" x 10' 6" max (3.38m x 3.20m max)

Bedroom Five

10' 6" x 9' 6" max (3.20m x 2.90m max)





Garages:

Garage 1 (18'6" x 11'): Electric light, power, and a small storage room.
Garage 2 (18'6" x 10'3"): Similar features to Garage 1.

The garden is predominantly lawned, bordered by natural hedges, and complemented by terraces accessible from the drawing room and kitchen.

he adjoining paddock, approximately 1.73 acres, gently slopes southward and is enclosed by a mix of post-and-wire fencing and natural hedges. In the main this paddock is subject to an Agricultural Use Covenant.

Additional Information

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









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Important Information

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