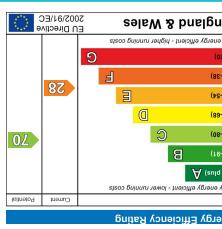




These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

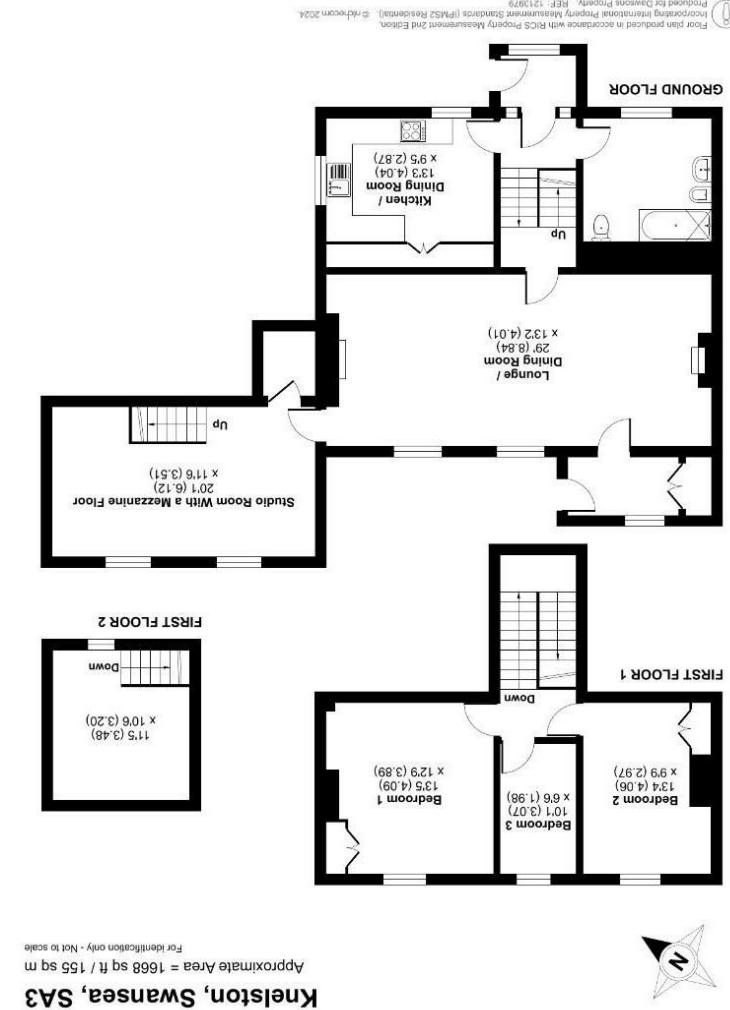
2002/91/EC



EPC



AREA MAP



FLOOR PLAN



Forge Cottage Trumpet lane

Knelston, Swansea, SA3 1AR

Auction Guide £250,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled in the charming village of Knelston on the stunning Gower Peninsula, this semi-detached period home offers a fantastic opportunity to create a modern residence while preserving its unique historical character. The property enjoys a desirable location near the area's award-winning beaches and scenic cliffside walks, making it perfect for those who value both natural beauty and a peaceful village lifestyle. Upon entering you'll find a welcoming porch that leads to a spacious, open-plan lounge and dining area, showcasing classic exposed beams and characterful stone fireplaces that give a nod to the home's traditional roots. There is also a separate sitting room, adding flexibility and comfort to the ground floor layout. A rear hall leads to a functional kitchen and family bathroom, both of which provide a blank canvas for modern upgrades.

Upstairs, three bedrooms await, each offering light and potential for redesign. Outside, a gated driveway to the side provides ample off-road parking, a sought-after feature for homes in the area. The rear garden, a tranquil space laid to lawn with vegetable plot beyond, includes a charming patio seating area and a pergola, ideal for enjoying the outdoors.

While the property is in need of modernisation throughout with some roof repairs required, it holds significant potential to be transformed into a stylish and comfortable home in one of Gower's most desirable villages. Perfect for buyers looking to add personal touches and breathe new life into a character-filled residence in an enviable coastal setting set in 0.19 acre plot

EPC F



FULL DESCRIPTION

Entrance Porch

Lounge/Dining Room
29' x 13'2 (8.84m x 4.01m)



Studio Room With a Mezzanine Floor
20'1 x 11'6 (6.12m x 3.51m)



Hallway

Kitchen/Dining Room
13'3 x 9'5 (4.04m x 2.87m)



Bathroom

Rear Porch

Stairs To First Floor

Landing

Bedroom 1

13'5 x 12'9 (4.09m x 3.89m)



Bedroom 2
13'4 x 9'9 (4.06m x 2.97m)

Bedroom 3
10'1 x 6'6 (3.07m x 1.98m)

Tenure
Freehold

Council Tax Band
F

Additional information
Mains electric, water & drainage. The property has oil central heating.

There is currently no broadband connected at the property. Please refer to Ofcom checker for further information.

The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

