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The Gables
Gileston, The Vale Of
Glamorgan, CF62 4HW

The Gables

Asking price **£549,950**

Detached, period, four bedroom house beautifully located, approached via a private lane, sat on a generous secluded plot and enjoying spectacular coastal views across open countryside to the Bristol Channel.

Detached period house in a secluded location with sea views

Principle hallway, living room, dining room, kitchen breakfast room, utility room, rear hallway with cloakroom and sitting room off

4 first floor bedrooms, family bathroom and en-suite shower room

Ladder stairs to attic room

Double garage and large gravelled parking area

Lengthy front and rear lawned gardens

Exceptional direct rural and coastal views





Detached, period, four bedroom house beautifully located, approached via a private lane, sat on a generous secluded plot and enjoying spectacular coastal views across open countryside to the Bristol Channel.

Upvc double glazed entrance door to HALLWAY, half turn staircase to first floor and doors to LIVING ROOM, original oak block herringbone floor, attractive carved timber fireplace surround with cast iron inset and tiled hearth, Upvc double glazed bay window to main, south facing garden with rural and coastal views. DINING ROOM, French doors to garden, carved timber fireplace surround with cast iron and tiled inset and quarry tiled hearth. Central KITCHEN/ BREAKFAST ROOM, pine fronted range of fitted cupboards with granite worktops, white porcelain sink and mixer tap, integrated dishwasher and

fridge, inset 'Rangemaster' cooking range to remain, ceramic tiled floor and double glazed window to rear garden. Door to UTILITY ROOM with matching tiled floor, roll top worksurface, space and plumbing for washing machine and tumble dryer. BOILER ROOM oil fired central heating boiler and access door to side path.

REAR HALL tiled floor and doors to rear SITTING ROOM, a well-proportioned room with feature fireplace, carved timber surround and marble inset, French doors to long rear garden. CLOAKROOM, tiled floor, low level WC and wash hand basin.

Half turn staircase to front LANDING, airing cupboard with foam lagged tank and slatted shelving. BEDROOM ONE, Upvc double glazed bay window to front elevation with magnificent

views across the Bristol Channel to the West Country beyond. BEDROOM TWO, double glazed windows to front elevation, art deco style fireplace. BEDROOM THREE, double glazed window to rear garden, high level cupboards and art deco style fireplace. FAMILY BATHROOM, newly fitted white suite, 'P' shaped bath with shower and shower screen over, low level WC and wash hand basin with vanity cupboard, tiling to bath area. Rear LANDING, PRINCIPLE BEDROOM, a large double with two double glazed windows to rear garden. EN-SUITE SHOWER ROOM, quadrant shaped shower cubicle, wash hand basin with fitted vanity cupboard and low level WC, heated towel rail and fully tiled walls.

A fixed ladder-stairs rises from the rear landing to a large, fully boarded ATTIC ROOM with double glazed windows to front and rear, Velux window to side, pitched ceiling.

'The Gables' is approached over a private, shared lane which sweeps into a large gravelled parking area with space for several cars. Detached double GARAGE with up and over door and long, principally lawned rear garden and pathway extending to the house. To the side of the property is a timber framed garden shed. The main garden area extends to the south/ front of the house and is enclosed by shaped hedging with views towards Gileston Manor, over open countryside to the Bristol Channel and West Country coastline beyond.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office, travel in an eastly direction along the High Street and Eastgate turning right at the traffic lights along the St Athan Road. Continue along this road through The Herberts, St Mary Church and New Barn Holdings and into the village of St Athan. Proceed through the village passing the RAF base on the right hand side and golf course on the left hand side. Continue through St Athan village centre, without deviation, and on reaching a 'T' junction, go straight across to Gileston. Travel a short distance, turn right down a private driveway where The Gables is the second property on your left hand side. What3words: luck.slung.labs

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil fired central heating.
Council Tax Band F
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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