





Cartref Gileston Road

Gileston, Barry

Show home standard with this extended detached family home, with stunning countryside and sea views, located in the well regarded village of Gileston, Vale of Glamorgan. Cartref briefly comprises entrance porch and hallway, sitting room, study, cloakroom/WC, kitchen/diner, dining room and superb extension. To the first floor there are four well proportioned bedrooms, with two en-suite shower rooms and the family bathroom. Outside there are gardens, double garage with store rooms, impressive driveway and cabin with log burner. The property enjoys replacement UPVC windows and French doors, replacement Worcester boiler, LPG gas and mains drainage. Gileston is within walking distance of the Heritage coastline and beaches, and of St Athan village with its amenities and shops etc. Also the towns of Llantwit Major and Cowbridge are withing easy reach and access to the motorway. Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- DETACHED FAMILY HOME.
- EXTENDED. EPC: TBC.
- 4 BEDROOMS. 2 EN-SUITES.
- 3 RECEPTION ROOMS.
- STUDY. CLOAKROOM/WC.
- UPVC. LPG GCH.
- VERY WELL PRESENTED THROUGHOUT.
- STUNNING VIEWS OF SEA/COUNTRYSIDE.
- NO FORWARD CHAIN.
- DOUBLE GARAGE. DRIVEWAY.



GROUND FLOOR

Entrance Hallway

Entrance porch. Front entrance door. Opaque glazed side panels. Radiators. Stairs to first floor. Under stairs cupboard. Down lighting. Porcelain floor tiles. Doors to cloakroom/WC, study, sitting room and kitchen/diner.

Cloakroom/WC

6' 5" x 4' 6" (1.96m x 1.37m)

Radiator. UPVC window to front. Wash hand basin with mixer tap. Low level WC. Porcelain floor tiles.

Study

10' 6" x 13' 3" (3.20m x 4.04m)

Radiator. UPVC windows to front and side.

Sitting Room

21' 6" x 24' 2" (6.55m x 7.37m)

UPVC bay window to rear. Wood flooring. Radiators. UPVC French doors to side. Open fire with marble surround. Door to dining room.

Dining Room

13' 7" x 13' 10" (4.14m x 4.22m)

Radiator. Floor tiles. Opening to orangery.

Orangery 18' 1" x 27' 7" (5.51m x 8.41m)

Down lighting. Floor tiles. Under floor heating. UPVC French door to rear. UPVC window to rear. Veluxes. Storage cupboard.

Kitchen/Diner

13' 7" x 27' 8" (4.14m x 8.43m)

Vertical radiator. Ceramic floor tiles. UPVC bay windows to front and side. UPVC window to side. Fully fitted kitchen comprising eye level units base units with drawers and solid wood work surfaces over. Integrated double fridge and freezer, eye level oven and microwave, one and a half bowl ceramic sink with mixer tap, integrated dish washer and washing machine, and an induction hob. Replacement wall mounted Worcester boiler providing the central heating.





FIRST FLOOR

Landing Impressive gallery landing. Radiator. UPVC windows to front. Doors to bedrooms and bathroom. Airing cupboard containing the hot water tank.

Bedroom 1

21' 8" x 12' 10" (6.60m x 3.91m)

UPVC window to side with shutters. UPVC French doors with shutters to balcony. Superb views of the countryside and the sea. Door to dressing room (UPVC window and radiator). Door to en-suite.

En-Suite

7' 2" x 10' 3" (2.18m x 3.12m)

UPVC window to front. Low level WC. Wash hand basin with mixer tap. Shower enclosure with mixer shower. Radiator. Roll top bath with mixer tap and telephone style mixer shower. Ceramic floor tiles. Down lighting.

Bedroom 2 13' 10" x 9' 8" (4.22m x 2.95m)

UPVC window to front and side. Radiator. Opening to en-suite. Built in wardrobes.

En-Suite 8' 0" x 5' 0" (2.44m x 1.52m)

Low level WC. UPVC window to side. Low level WC. Wash hand basin with mixer tap. Shower enclosure with mixer shower. Vertical radiator. Down lighting. Ceramic floor tiles.

Family Bathroom 10' 4" x 10' 1" (3.15m x 3.07m)

Corner bath with mixer tap. Vertical radiator. Shower enclosure with mixer shower. Low level WC. UPVC window to side. Two wash hand basin with mixer taps. Ceramic floor tiles. Ceramic wall tiles. Down lighting.

Bedroom 3 12' 4" x 13' 7" (3.76m x 4.14m)

UPVC window to front and side. Radiator.

Bedroom 4 13' 0" x 7' 10" (3.96m x 2.39m)

Radiator. UPVC window to rear. Built in cupboard.





GARDEN

Front garden - an impressive lawned garden. Lawned gardens to side and rear. Cabin with log burner.

GARAGE

Double Garage

Detached garage with up and over door and storage rooms.

DRIVEWAY

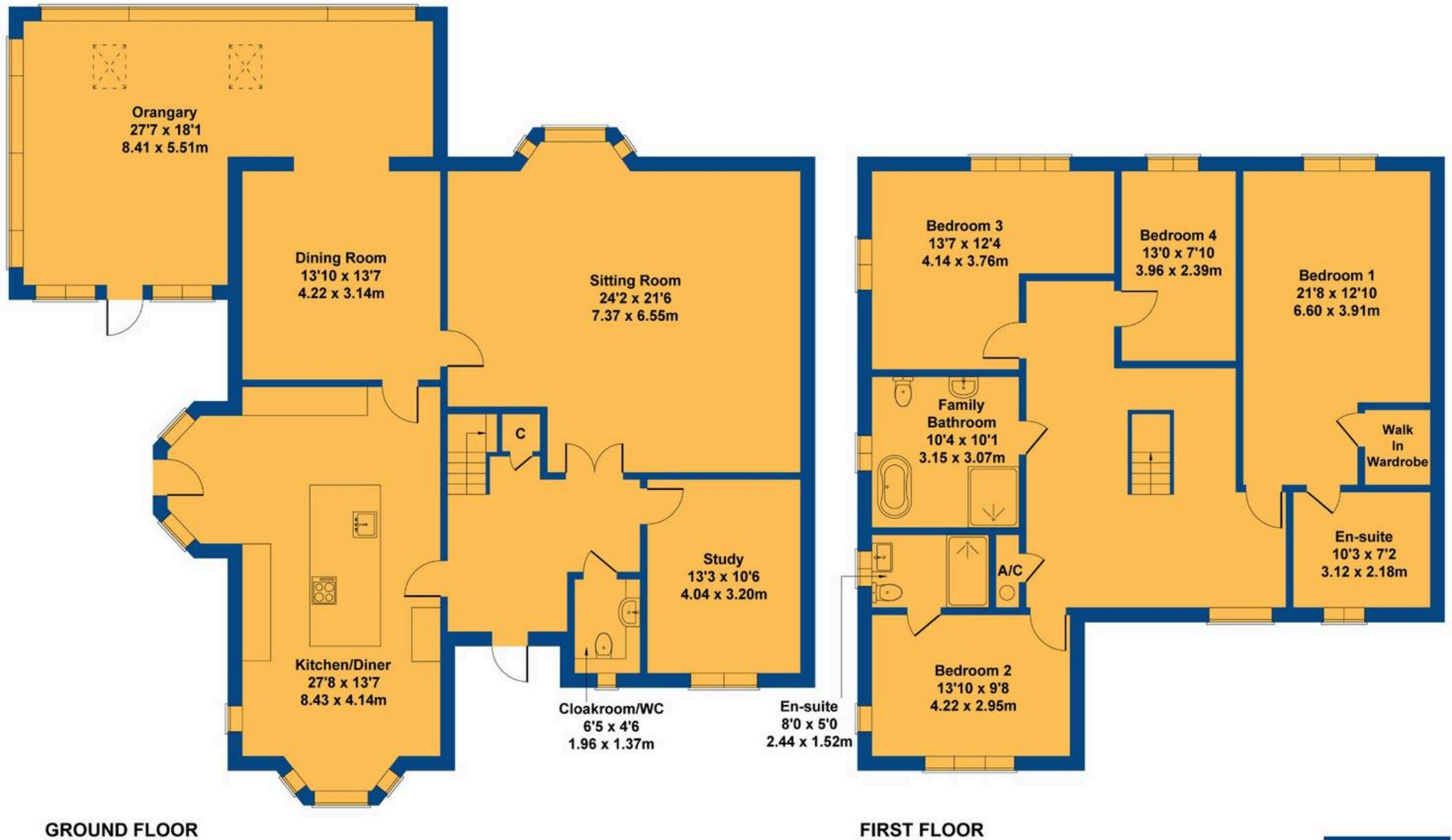
3 Parking Spaces

Impressive driveway to front.





Cartref



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Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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