

23 Gibson Way

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Monday – Friday  
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# SHEPHERD SHARPE



## 23 Gibson Way

Penarth CF64 1TA

### £389,950

A much improved and significantly re-modeled three storey, four bedroom town house situated on Phase 2 of Penarth Heights built in 2015. Comprises hallway, wc, utility, a new open plan kitchen/dining (previously the 4th bedroom and garage), to the first floor there is a spacious living room, a large double bedroom (previously the kitchen) and family bathroom, to the second floor there are three bedrooms and en-suite. Double glazing, gas central heating, stylishly presented, carpets and quality flooring. Allocated street parking, garage/connected car port, landscaped rear garden with great views from the rear looking out across the Bay and Cardiff city centre and beyond. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Composite part glazed front door to hallway.

#### Hallway

Laminate flooring, radiator, area cloaks, access to utility and wc.

#### W.C.

Comprising contemporary wc and wash basin in white with chrome fittings. White splashback, flooring, radiator.

#### Utility Room

9'6" x 4'5" (2.92m x 1.36m)

The area has been used by utilising some of the previous garage. Access to modern fuse box, four eyelevel cupboards plus countertop, space for washing machine and fridge/freezer, down lighters, area for cloaks.

#### Kitchen/Dining

16'8" x 8'10" (5.10m x 2.70m)

The property was purchased in 2020 current owners have invested significantly re-creating the layout on the ground floor. This has included moving the kitchen to the ground floor by knocking through the original 4th bedroom and garage. The new kitchen now backs on to the garden incorporating a kitchen/dining area within the living space. All beautifully presented with double glazed windows and doors leading out onto the garden. The kitchen is classic shaker style in pale cream with wood effect worktops, sink with half bowl and drainer. Bosch stainless steel gas hob, matching extractor, back panel, integrated oven, grill, fridge, freezer, dishwasher. Boxed in boiler, island with four pan drawers plus add additional work space, under stairs storage.

#### First Floor Landing

Traditional handrail with oak balustrade, carpet, radiator. Oak veneer doors to all first floor rooms.

#### Living Room

16'8" x 10'10" (5.09m x 3.32m)

Double glazed French doors and full height windows with stainless steel balustrade and clear glazing with fantastic views of Cardiff Bay, city centre and beyond. A stylishly presented room, carpet, two radiators.

#### Bedroom 1

16'8" x 9'4" (5.09m x 2.87m)

Full height double glazed window to front. Previously the fitted kitchen which is now been relocated to the ground floor. It is an excellent double bedroom, stylish presented, carpet and radiator.

#### Bathroom

8'5" x 7'4" (2.58m x 2.25m)

Beautifully presented and tiled. Comprising white panelled bath with shower attachment and folding shower screen, wash hand basin and wc all in a contemporary style, fully tiled shower enclosure with chrome fitting. Chrome ladder radiator, extractor.

#### Second Floor landing

Carpet, shelved airing cupboard. Oak veneer doors to all second floor rooms.



#### Bedroom 2

16'8" x 9'4" (5.09m x 2.87m)

Three large double glazed windows to rear with great elevated panoramic views looking across the Bay, Channel, Cardiff city centre and beyond. Carpet, large mirror fronted wardrobes. Access to en-suite.

#### En-Suite

8'7" x 5'1" (2.64m x 1.55m)

Stylishly presented, comprising low profile shower enclosure, wash hand basin and back to the wall wc with twin flush and chrome fittings. Lovely tiling, large built-in mirror, shaver point, extractor, chrome radiator.

#### Bedroom 3

12'7" x 9'3" (3.85m x 2.83m)

A good size second double bedroom. Double glazed window to front. Loft access, carpet, radiator, contemporary decoration. Currently used as an office.

#### Bedroom 4

7'0" x 8'9" (2.14m x 2.69m)

A small bedroom currently used as a child's room. Beautifully presented, carpet, radiator.

#### Front

At the front there is a recessed area for bins/recycling. Allocated street parking in front of the garage.

#### Garage

10'9" x 8'7" (3.29m x 2.63m)

The former carport has been converted into a garage/storage, access to gas and electric meters, power and light.



#### Rear Garden

Landscaped with artificial lawn, flat and safe, ideal for entertaining.

#### Council Tax

Band F £2,707.18 p.a. (23/24)

#### Post Code

CF64 1TA

