



Dros Y Mor, Gileston

£395,000

- Sought after semi rural, coastal Vale village
- Large private driveway and front garden with detached garage. Private rear garden with patio area backing onto field
- Stable block with, courtyard, feed room, hay barn and wash area
- Council Tax - Band E
- Living room with parquet flooring and bay window
- Modern kitchen with Island / Family room/ dining room with log burner
- Utility room and downstairs WC
- Renovation and re decoration required in some areas
- EPC Rating: D



 3  1  2



About the property

Located off a private drive on a generous plot is this bay fronted semi-detached property which is situated in the sought after coastal and semi-rural village of Gileston, Vale of Glamorgan off the B425 coastal road with convenient commuting both East and West.

The neighbouring Village of St. Athan is within 1 mile and offers some local shops, a Primary School, doctor's surgery and pharmacy. The property boasts a substantial driveway and front garden, a detached garage, rear garden backing on Countryside and a stable block complete with four stables, feed room, washing area and hay barn.

Internally there is an entrance porch, perfect for boots and coats, a living room with bay window and parquet flooring, a fitted kitchen with island and a family area/ dining area with log burner, utility room and downstairs WC.

To the first floor there are two double bedrooms and a single bedroom which is currently used as a dressing room and a family bathroom with shower. The property is heated through air source heating system and benefits from double glazing and solar panels





Accommodation

Entrance Porch

7' 6" x 4' 7" (2.29m x 1.40m)

Generous porch accessed via UPVC double glazed door. UPVC double glazed window to front, side and rear, tiled flooring, solid wood part glazed door opening into living room

Living Room

19' 1" x 9' 9" (5.82m x 2.97m)

UPVC bay window to front elevation, parquet flooring, radiator, door to kitchen, carpeted stairs to first floor

Kitchen/ Family/ Dining

21' 2" x 11' 5" (6.45m x 3.48m)

UPVC double glazed window to front and rear, modern fitted kitchen with wall and base units and contrasting worktop, built in eye level electric oven, electric hob, stainless steel sink with hose tap, central island with cupboards below, ceramic tiled splashback and tiled flooring, UPVC door to rear, door to utility, open plan to dining area/ family room with parquet flooring, feature log burner with oak mantle sat upon a tiled hearth, radiator

Utility / Wc

Fitted with shelving, space for washing machine and tumble dryer, and door off to WC. WC, obscure window to rear, toilet, radiator and wash hand basin

Landing

Via carpeted stairs onto landing area. UPVC window to side, radiator, loft hatch, doors to bedrooms and bathroom

Bedroom Two

10' 2" x 10' 11" (3.10m x 3.33m)

UPVC double glazed window to the front, carpets, picture rail, coving, and radiator

Bathroom

UPVC double glazed window to rear, large walk in shower with glazed screen and electric shower above, wash hand basin with vanity unit below, mixer tap and mirror above, low level WC, ceramic tiled walls, tiled flooring, radiator, airing cupboard

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

UPVC window to front, carpets, picture rail, coving, 2 x radiators, hidden panel allowing access into bedroom three/ dressing room

Bedroom Three

9' 9" x 4' 7" max (2.97m x 1.40m max)

Currently being used as a dressing room but could be changed back to a bedroom as the door is still in situ, UPVC double glazed window to rear elevation, carpet, radiator

External Front / Courtyard

Accessed via a private drive on to a substantial driveway offering parking for several vehicles. A large front garden surrounded by mature trees, detached garage, gated access onto rear garden and stable gates offering access onto a courtyard with stable block consisting of 4 stables, feeding room, hay barn and wash area.

External Rear

A private, landscaped rear garden backing on to countryside comprising of a large patio area, perfect for outdoor furniture, potted plants extending to a lawn area, perfect for children's play equipment

01446 772857
enquiries@pablack.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

