



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Gibson Way*





*The development of Penarth Heights built by Crest Nicholson Developers has proven to be very popular with young & old alike. The build attention to detail is second to none. Well situated for the train station at Cogan or Dingle Road with the town center being a short walk away.*

Comments by Mr Paul Davies



**Property Specialist**  
**Mr Paul Davies**  
Property Management Co-ordinator  
paul.davies@jeffreycross.co.uk



Comments by the Homeowner





# Gibson Way

, Penarth, CF64 1TA

£380,000



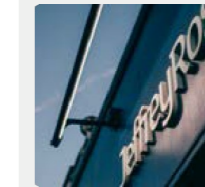
4 Bedroom(s)



2 Bathroom(s)



1097.93 sq ft



Contact our  
**Penarth Branch**

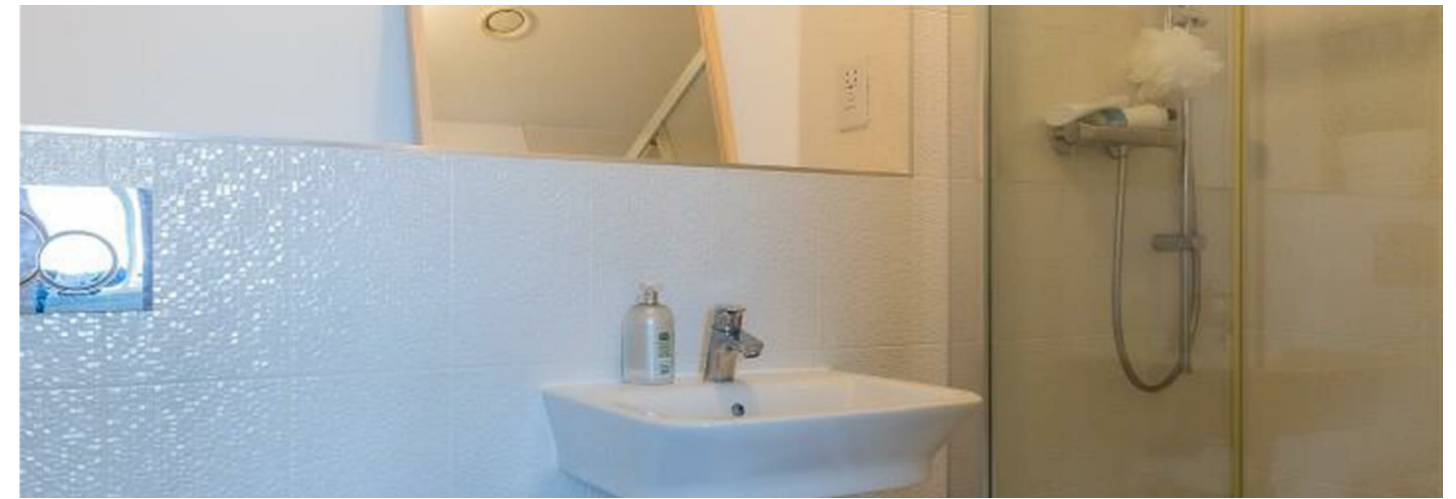
02920415161

Jeffrey Ross are pleased to present for sale this modern town house located within the popular development by Crest Nicholson at Penarth Heights.

This property now makes for a spacious and versatile home with accommodation over 3 floors. Benefitting from an enclosed and South Westerly facing rear garden plus front off road parking via car port.

Briefly comprising a spacious entrance hall, ground floor cloakroom/wc, integral single garage and at the rear a 4th bedroom/study with access into the garden. To the first floor a generous lounge with French doors leading to a glass fronted 'Juliet' balcony, large stylishly appointed bathroom/wc and at the front a superb kitchen diner with space for dining table & chairs and fully integrated to include fridge, freezer, dishwasher and built in double oven, hob & hood. Finally to the second floor the 3 main bedrooms with the master benefitting from built in wardrobes and an en suite shower room/wc.

Complimented with upvc double glazing and gas central heating. Viewing highly recommended.



#### Entrance Hall

Spacious and welcoming entrance hall, stairs rise to the first floor.

#### Cloakroom

Fitted with a modern white suite by Roca - wall mounted wash hand basin and close coupled wc - concealed cistern, extractor fan.

#### Bedroom 4/Study 10'9" x 6'9" (3.28m x 2.06m)

Bedroom or study, under stairs cupboard, door with side glazed panel leading into the garden.

#### Garage 16'7" x 9'2" (5.05m x 2.79m)

Integral single garage, Up & over door allowing access plus side door into the hall, light & power supply, wall mounted gas boiler, door into the rear garden.

#### First Floor Landing

Access to the lounge, kitchen & bathroom with stairs rising to the second floor.

#### Lounge 16'7" x 10'9" (5.05m x 3.28m)

Spacious living room, French doors with side glazed panels & windows open onto a glass 'Juliet' balcony, TV point, telephone point.

#### Kitchen Dining Room 16'7" max x 8'9" (5.05m max x 2.67m)

Spacious room with space for table & chairs, fitted with a good range of contemporary wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, under lighting, integrated appliances to include fridge, freezer and dishwasher plus built in double oven, hob & cooker hood, plumbed for washing machine, picture window to front.

#### Bathroom 8'5" x 7'3" (2.57m x 2.21m)

Stylishly appointed with a modern white suite by Roca, comprising a panel bath with shower over & glass screen, vanity wash hand basin, tiled shower enclosure & close coupled wc - concealed cistern, tiled surround, heated chrome towel rail, extractor fan.

#### Second Floor Landing

Access to all 3 bedrooms, generous airing cupboard - hot water tank.

#### Bedroom 1 16'7" max x 9'4" max (5.05m max x 2.84m max)

Master double bedroom, window to rear, built in double wardrobe with mirrored sliding doors, TV point, telephone point.

#### En Suite

Modern white suite by Roca comprising a large tiled shower enclosure with glass doors, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround, heated chrome towel rail, extractor fan.

#### Bedroom 2 12'6" x 9'3" (3.81m x 2.82m)

Double bedroom, window to front, access to the loft.

#### Bedroom 3 8'9" x 6'7" (2.67m x 2.01m)

Single bedroom, window to front.

#### Garden

Enclosed rear garden - Westerly facing, fenced & boundary wall, paved patio.

#### Information

We believe the property is Freehold.  
Council Banding - Band F £3,266.15 (2026-2027)

Please Note: There is a site maintenance fee of £154.00 per annum





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

