



**Gibson Way, Penarth, CF64 1TA**

## **Welcome to**

### **Gibson Way, Penarth**

A modern and spacious four-bedroom townhouse, offering plenty of space over three floors. The home features an open-plan kitchen/diner, bright first-floor lounge, en-suite to the master bedroom and three further generously proportioned bedrooms, parking, garage and a low-maintenance rear garden.

#### **Ground Floor**

##### **Hall**

Enter via a solid contemporary door with inset light, stairs to first floor with spindles and balustrades, radiator and door to garage.

##### **Cloakroom**

Wall mounted wash hand basin with mixer tap over, wc with enclosed cistern and push button flush

##### **Reception Room / Bedroom 4**

Double glazed door to rear leading to garden, radiator and under-stair cupboard

#### **First Floor**

##### **Landing**

Stairs to second floor with spindles and balustrades, radiator, door to lounge bathroom and kitchen / diner

##### **Kitchen / Diner**

Double glazed picture window to front, floor and wall mounted kitchen units with contrasting work surface over, one and a half bowl and drainer sink unit with mixer tap over, integrated dishwasher and fridge-freezer, electric oven and 4 ring gas hob with stainless steel splash-back and cooker hood over, space for washing machine and fridge-freezer, radiator and space for table and chairs

##### **Lounge**

Double glazed picture window to rear and radiator.

##### **Bathroom**

Panelled bath with shower over, separate shower cubicle, wall mounted wash hand basin with mixer tap over, wc with enclosed cistern and push button flush, towel-style radiator and fully tiled walls to two sides.

#### **Second Floor**

##### **Landing**

Spindles and balustrades and storage cupboard housing hot water tank

##### **Bedroom 1**

Double glazed window to rear with elevated distant views over Penarth, built in double wardrobe with mirrored sliding doors, radiator and door to ensuite.

##### **Ensuite**

Shower cubicle, wall mounted wash hand basin with mixer tap over, wc with enclosed cistern and push button flush, towel-style radiator and fully tiled walls to two sides.

##### **Bedroom 2**

Double glazed window to front, radiator and roof access.

##### **Bedroom 3**

Double glazed window to front and radiator.

##### **Front**

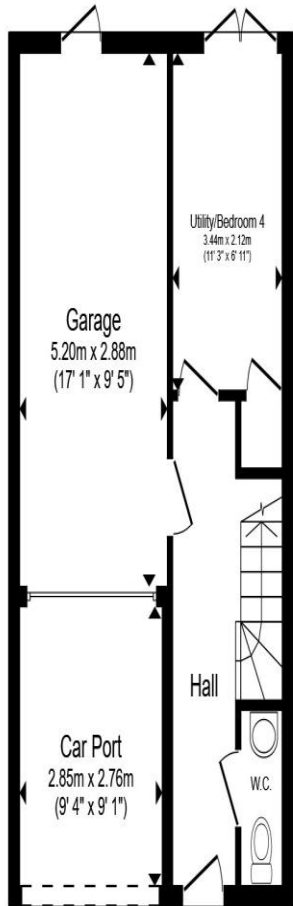
Undercroft parking and store.

##### **Rear**

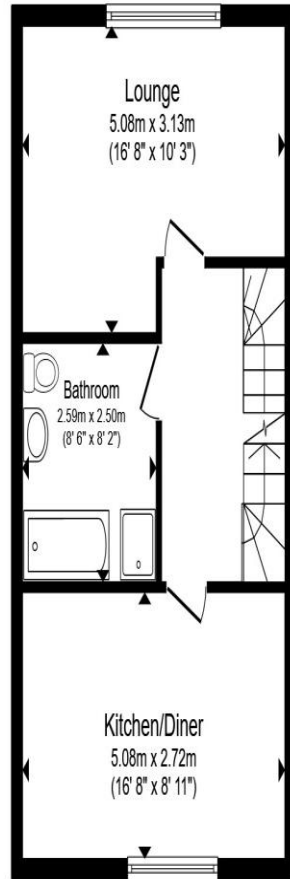
South Westerly facing enclosed rear garden with part paving and low level wall and timber fenced boundaries.

##### **Garage**

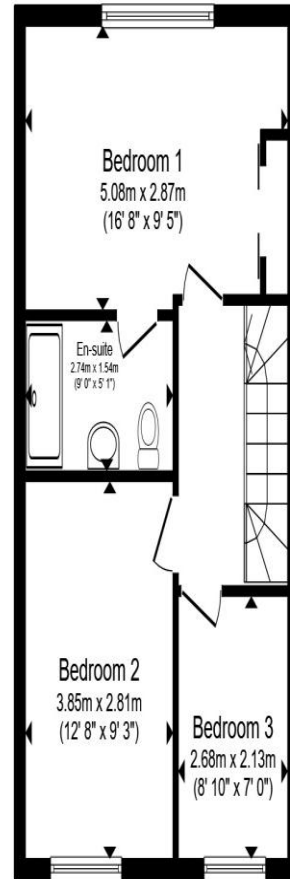
Up and over door, power and light and wall mounted gas central heating boiler.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 120.3 m<sup>2</sup> (1,295 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Gibson Way, Penarth

- Modern 4-bed townhouse located in a small, popular development in Penarth, with flexible accommodation over three floors.
- Bright and airy living room on the first floor, open plan kitchen/dining room and a family bathroom.
- Master bedroom with en-suite and three further generously proportioned bedrooms.
- Private, low-maintenance rear garden, parking and a GARAGE.
- Short distance to schools, parks, Penarth town centre & transport routes

Tenure: Freehold EPC Rating: B

Council Tax Band: F

# £380,000

#### directions to this property:

Postcode for Satnav users CF64 1TA



**view this property online** [allenandharris.co.uk/Property/PNR106961](https://allenandharris.co.uk/Property/PNR106961)



Property Ref:  
PNR106961 - 0003

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allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](https://allenandharris.co.uk)