



Orchard Way, Gileston, Vale of Glamorgan

£400,000



# About the property

Situated in the highly sought-after Vale Village, this property is offered with no onward chain and is beautifully presented throughout. It has benefits from a new slate roof which carries a 10 year guarantee and redecoration throughout. Set on a spacious corner plot in the charming village of Gileston—a picturesque rural hamlet that has previously won 'Best Kept Village'—the home has been extended and enhanced by the current owner. It also features a detached annex in the rear garden, perfect for accommodating visiting family or friends, or for generating additional income through Airbnb.

Inside, the ground floor boasts a cozy snug, an extended open-plan kitchen and breakfast room with doors leading to the rear garden, a sitting room, and a shower room. Upstairs, there are three bedrooms and a family bathroom.

The exterior offers gardens to the front, side, and rear, with multiple seating areas surrounded by mature trees, shrubs, and vibrant flora. A rear garden pathway leads to a detached garage accessible via a private lane.

This exceptional property enjoys a prime location, with the Heritage coastline and beaches just a short walk away, as well as excellent road connections. A brief stroll from the property takes you to Limpet Bay on the Jurassic Coast, a secluded, unspoiled section of the Heritage Coastline with hidden coves. Nearby St Athan provides ample amenities and top-rated schools, while the market town of Cowbridge is only a 15-minute drive away.

## Porch

Entered via composite door with obscured glazed panel, wood effect flooring, wooden glazed door through to hall.

## Hallway

Continuation of wood effect flooring, stairs leading to the first floor, doors leading to reception room two, radiator.

## Snug

11' 4" x 10' 4" ( 3.45m x 3.15m )  
UPVC double glazed window to the front, feature stone fireplace, radiator, wood effect flooring. This is a great additional reception room but could also be utilised as a fourth bedroom.

## Sitting Room

16' 9" x 9' 11" max in to recess ( 5.11m x 3.02m max in to recess )  
UPVC double glazed window to front, continuation of wood effect flooring, radiator, Sharps fitted book case within the recess and an opening through to kitchen/breakfast room.

## Kitchen /Breakfast Room

23' 10" max x 16' 1" ( 7.26m max x 4.90m )  
A light, large and open plan area with units to base and wall height, granite and wood worktops, Neff five ring gas hob with stainless steel extractor hood over, Neff double oven, space for upright fridge / freezer, large island with ample cupboards, integral washing machine plus there is plumbing for a second washing machine and stainless steel sink and drainer, breakfast bar, space for sofa and





dining room table and chairs, UPVC double glazed windows to the rear and side, UPVC double glazed sliding doors leading to the rear garden, door to the shower room, wood effect flooring.

### **Shower Room**

Shower cubicle with mains rain shower head and hand held attachment, push button WC, wash hand basin with chrome mixer tap and cupboard below, PVC easy clean panelled walls, chrome ladder style radiator, UPVC double glazed obscured window to side, tiled flooring.

### **Landing**

UPVC double glazed window to side, storage cupboard, doors leading to three bedrooms and bathroom, access to loft space, wood effect flooring.

### **Bedroom One**

13' 10" x 9' 5" ( 4.22m x 2.87m )  
UPVC double glazed windows to the front and side, fitted wardrobes with mirrored sliding doors to one wall, fitted wardrobe dresser and drawer unit to opposite wall, radiator, wood effect flooring.

### **Bedroom Two**



10' 9" x 10' 11" ( 3.28m x 3.33m )  
A second double bedroom with UPVC double glazed window to the front, Sharps fitted wardrobes to one wall, radiator, wood effect flooring.

### **Bedroom Three**

10' 11" x 7' 9" ( 3.33m x 2.36m )  
A single bedroom with UPVC double glazed window to rear, fitted wardrobe and cupboard unit, radiator, wood effect flooring.

### **Bathroom**

Three piece suite comprising of bath with electric Triton shower over, push button WC, wash hand basin with chrome mixer tap and cupboard below, tiled walls, UPVC double glazed window to side, radiator, wood effect floor.

### **Exterior**

#### **Front Garden**

Wrought iron gate for access, raised seating area, mature shrubs and trees, walls to boundary, path leading to the front door, access to the side of the property with areas laid to lawn, mature shrubs and trees.



Areas laid to decorative stone and decking, patio area, shed, oil tank, cold water tap, detached annex, rear lane leading to detached block built garage with wooden doors. This is a leasehold garage which is rented at £1 a year.

### **Detached Annexe**

#### **Annexe Main Living Area**

15' 9" x 10' 7" ( 4.80m x 3.23m )  
Entered via UPVC door with obscured glazed panels, UPVC double glazed windows to window and side overlooking the rear garden, modern fitted kitchen with grey units and wood effect worktop, stainless steel sink with mono block tap over, integrated fridge and freezer, 'Lamona' oven, microwave and electric hob. Space for a bed and table and chairs, large storage cupboard with hanging rail, sunken spotlights, wood effect flooring, door leading to the shower room.

### **Shower Room**

UPVC double glazed obscured window to rear, shower cubicle with mains shower attachment, chrome ladder style radiator, pedestal wash hand basin, push button WC, PVC panelled walls, tiled flooring.



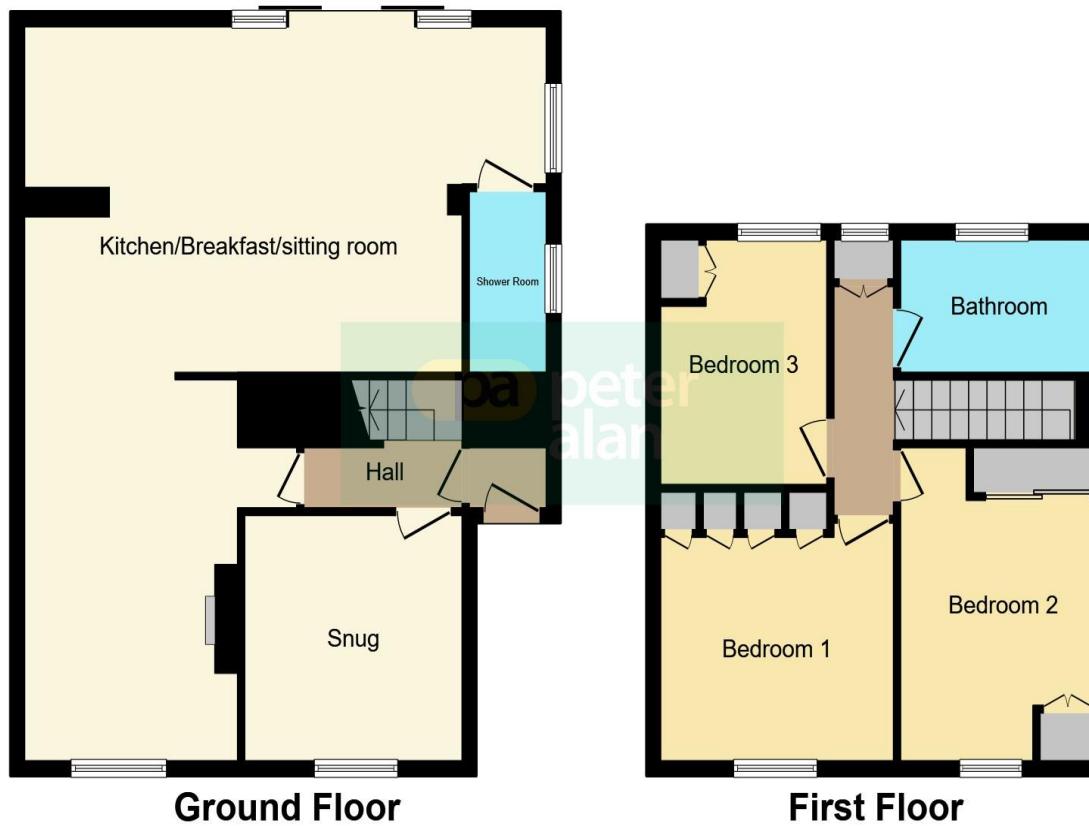
## Services

Oil fired central heating and cess pit drainage.



01446 772857

enquiries@pablack.co.uk



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