



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.



view this property online allenandharris.co.uk/Property/PNR106961



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

directions to this property:

Postcode for Satnav users CF64 1TA



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR106961



Property Ref:
PNR106961 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk