



Tegfan, Gileston

£550,000 Freehold

SEMI DETACHED HOME. • 3 RECEPTION ROOMS. • EPC E53. 5 BEDROOMS. • ANNEX. 2 BATHROOMS. • CLOAKROOM/WC. • SWIMMING POOL. • DRIVEWAY FOR 5 CARS. • STUNNING COUNTRYSIDE & CHANNEL VIEWS. • QUIET VILLAGE LOCATION. • RARELY AVAILABLE.





Superb countryside and sea views from this extended semi detached home, which lies in the sought after village of Gileston, Vale of Glamorgan. The property briefly comprises to the ground floor entrance hallway, cloakroom/WC, kitchen/diner, sitting room, and reception room 2. To the first floor are 4 bedrooms and family bathroom, with views from the two main bedrooms - the master bedroom having a balcony to fully take advantage of the position. The annex on the ground floor comprises entrance porch, hallway, shower room/WC and open plan living space for the kitchen/dining room/sitting room/bedroom with access directly from the main house also. Outside there are gardens, with impressive driveway, outbuildings/sheds and heated swimming pool. The property enjoys UPVC windows and doors and oil fired central heating. Gileston village is within walking distance of the local shops of St Athan village and the Heritage Coastline and beach, and within easy reach of the towns of Llantwit Major and Cowbridge, the M4 and beyond. Viewings are highly recommended to fully appreciate the position and family space - with the annex providing a lucrative addition to the property if desired.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR

Entrance Porch

Radiator. Front entrance door. UPVC side panel. Wood effect flooring. Doors to Cloakroom/WC and sitting room.

Cloakroom/WC

5' 3" x 5' 0" (1.60m x 1.52m)

UPVC opaque window to side. Wash hand basin with mixer tap. Wood effect flooring. Space for washing machine. Built in cupboards with work surface.

Sitting Room

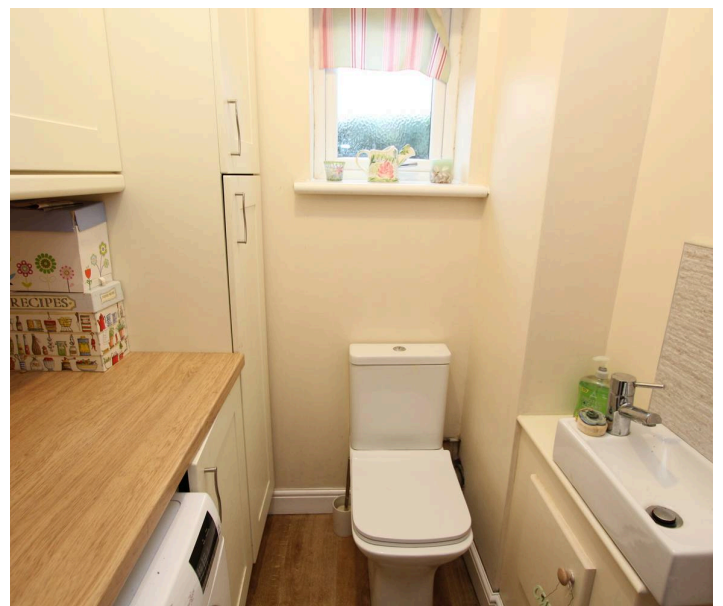
13' 1" x 20' 4" (3.99m x 6.20m)

UPVC bay window to rear. Radiators. Stairs to first floor. Fireplace surround with hearth. Glazed double doors to reception room two. Glazed door to kitchen/diner.


Kitchen/Diner


15' 11" x 11' 10" (4.85m x 3.61m)

UPVC French doors and windows to rear. Wood effect flooring. Radiator. Space for dining room table and chairs. Down lighting. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for American style fridge/freezer. Space for dish washer. Inset one and a half bowl sink with mixer tap. partially tiled walls. Eye level inset electric grill and oven.



F  om 2

1  (4.70m x 3.48m)

L  ndow to front. Radiator. Log burner. Doo to

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ANNEX

Entrance porch

UPVC glazed front entrance door with side panels. UPVC windows. Wood flooring. Door to hallway.

Hallway

UPVC window. Radiator. Wood flooring. Doors to reception room 2 and shower room/WC. Opening to open plan bedroom/dining room/kitchen.

Shower Room

5' 11" x 4' 7" (1.80m x 1.40m)

Wash hand basin with mixer tap. Radiator. Low level WC. Wood effect vinyl flooring. Shower enclosure with mixer shower.

Bedroom/Dining Room/Kitchen

14' 9" x 20' 7" (4.50m x 6.27m)

UPVC patio doors to front. UPVC windows to front. Radiators. Fully fitted kitchen comprising eye level units, base units and work surfaces over. Inset stainless steel sink with mixer tap. Space for electric cooker and fridge.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access. Radiator. Built in wardrobe area.

Bedroom 2

13' 2" x 14' 8" (4.01m x 4.47m)
UPVC bay window to rear with stunning views of the local countryside and the channel and beyond. Radiator. Built in wardrobes.

Bedroom 1

11' 0" x 16' 1" (3.35m x 4.90m)
UPVC window to side. UPVC French doors to rear balcony with stunning views of the local countryside and the channel and beyond. Down lighting. Radiator.

Bedroom 3

9' 11" x 12' 5" (3.02m x 3.78m)
UPVC window to side with superb countryside views. Radiator. Wood effect flooring.

Bedroom 4

6' 9" x 10' 11" (2.06m x 3.33m)
UPVC window to front. Radiator.

Family Bathroom

11' 9" x 6' 1" (3.58m x 1.85m)
UPVC windows to side and front. Low level WC. Vinyl floor covered in tiles. Bath. Shower enclosure with mixer tap. Wash hand basin with mixer tap. Vertical radiator.





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