



Ivy Cottage, Gileston

£485,000 Freehold

DETACHED FAMILY HOME. • 3 DOUBLE BEDROOMS. • 2 BATHROOMS. • EXTENDED. CONSERVATORY. • STUNNING KITCHEN/BREAKFAST. • DRIVEWAY. GARAGE. • EN-SUITE BATHROOM. • EPC E50. CLOAKROOM/WC. • QUIET WELL REGARDED VILLAGE. • SUPERB SEA VIEWS.





This superb extended detached family home with three double bedrooms and conservatory, is set in the quiet village location of Gileston, The Vale of Glamorgan. Briefly the property comprises entrance hallway, cloakroom/WC, sitting/dining room, conservatory, and a stunning kitchen/breakfast room to the ground floor. To the first floor are three double bedrooms and a shower room, with en-suite bathroom to the main bedroom. Outside there are well maintained gardens to the sides with areas for tables and chairs etc, driveway and garage. Additional allocated parking is available to the front. Ivy Cottage enjoys double glazed windows, with UPVC to the extension, fantastic sea views from the front elevation, and LPG gas central heating. Gileston is located within 2 miles of Rhoose Village, half a mile of St Athan Village, within easy reach of the towns of Llantwit Major and Cowbridge, and within walking distance of the beach and the Heritage Coastline. Viewings are highly recommended to fully appreciate the space throughout the property, presentation and sea side village location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Radiator. Stairs to first floor. Doors to sitting room, cloakroom/WC and kitchen. Storage cupboard downstairs.

Kitchen/Breakfast Room

16' 1" x 19' 6" (4.90m x 5.94m)

UPVC glazed door to front. Space for breakfast table and chairs. Built in bench seating with additional storage. Vertical radiators. Down lighting. Bespoke handmade fitted kitchen comprising base units with drawers and Silestone quartz worktops over. One and a half bowl sink with Quooker Hot Tap. Integrated eye level ovens x 2. Bora Induction with integrated extractor. Integrated dish washer and bins cupboard. Space for white goods. Space for American style fridge freezer. UPVC window. Wood effect flooring.

Cloakroom/WC

4' 8" x 3' 11" (1.42m x 1.19m)

Ceramic wash hand basin with mixer tap. Vertical radiator. Low level WC. Opaque glazed window to rear.

Sitting/Dining Room

22' 10" x 11' 11" (6.96m x 3.63m)

Double glazed bay window to front. Space for dining room table and chairs. Radiators.

11' 11" (3.25m x 3.25m)

Electric radiator. Ceramic floor tiles. Glazed door to front.



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Conservatory

10' 8" x 10' 8" (3.25m x 3.25m)

Electric radiator. Ceramic floor tiles. Glazed door to front.

FIRST FLOOR

Access to fully boarded loft with built in shelving.

Family Bathroom

6' 10" x 7' 9" (2.08m x 2.36m)

Opaque glazed window to rear. Low level WC. Radiator. ceramic floor tiles. Shower enclosure with mixer shower. Down lighting. Ceramic wash hand basin with mixer tap. Ceramic wall tiles.

Bedroom 1

12' 7" x 11' 5" (3.83m x 3.48m)

UPVC window to side and front. Lovely view of sea in distance. Radiator. Built in wardrobes.



En-Suite

12' 7" x 8' 1" (3.84m x 2.46m)

Opaque glazed window to rear. Low level WC. Wash hand basin with mixer tap. Shower enclosure with mixer shower. Vertical radiator. Panelled bath.

Bedroom 2

13' 11" x 9' 9" (4.24m x 2.97m)

Built in wardrobes. Double glazed bay window to front. Lovely distant views of sea.



Bedroom 3
10' 8" x 10' 8" (3.30m x 3.40m)

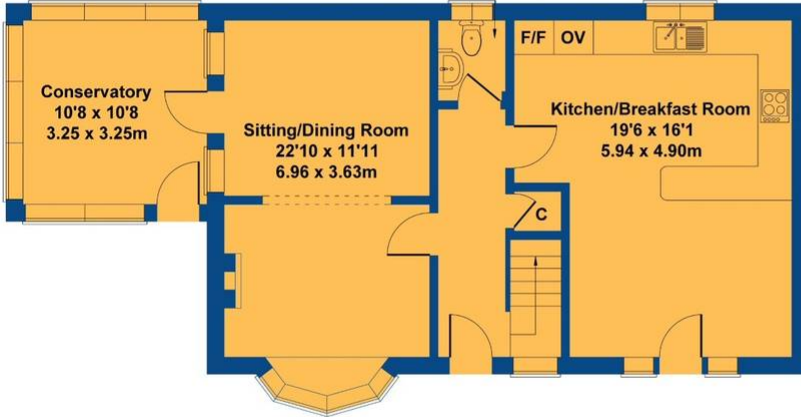
Double glazed window to side. Radiator. Built in wardrobe.



Ivy Cottage

Approximate Gross Internal Area
1432 ft - 133 sq m

Cloakroom/WC
4'8 x 3'11
1.42 x 1.19m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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