



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

**Welcome to**

**Gibson Way, Penarth**

Presented in a contemporary style throughout this lovely family home has been 'extended' to provide a stunning open plan kitchen/family room on the ground floor with bi-fold doors opening onto the garden. Wit four bedrooms, ensuite, cloakroom/WC, lounge and garden.





### **Entrance Hall**

Entered via a contemporary styled door inset with double glazing lights, stairs to first floor, doors to cloakroom/WC and kitchen/dining room, radiator, attractive herringbone style luxury vinyl flooring.

### **Cloakroom/WC**

Low level WC with integrated cistern and push button flush, wall mounted wash hand basin with mixer tap over, radiator, attractive herringbone style luxury vinyl flooring.

### **Kitchen/Dining Room**

Double glazed aluminium bi-fold doors with fitted blinds to one wall opening onto the southerly facing rear garden. Contemporary kitchen incorporating a breakfast bar with wine cooler, induction hob and inset ceiling extractor and including an extensive range of floor and wall mounted units with attractive quartz work surfaces over and inset lighting. Sink and drainer unit with mixer tap over. Eye-level 'Neff' hide and slide oven, combi microwave oven and warming draw. Integrated dishwasher. Space for 'American' fridge-freezer. Attractive herringbone style luxury vinyl flooring. Radiator. Spotlights.

### **First Floor Landing**

Stairs to second floor with spindles and balustrade, doors to lounge, bedroom 2/sitting room and family bathroom

### **Lounge**

Double glazed full heights windows and doors to rear overlooking the garden, radiator, built our storage and shelving to one wall.

### **Bedroom 2/Sitting Room**

A versatile room that could be used as a bedroom or second reception room with full height double glazed windows to the front, radiator.

### **Family Bathroom**

'Roca' bathroom suite including: Panelled bath with shower head and screen over. Double width shower cubicle. Wall mounted wash hand basin. Concealed flush WC with push button flush. Electric shaver point. Fully tiled walls. 'Amtico' floor. Towel style radiator.

### **Second Floor Landing**

Doors to three bedrooms and family bathroom

### **Master Bedroom**

Double glazed window to rear. Built-in wardrobes with mirrored sliding doors. Radiator. Door to ensuite.

### **Ensuite**

'Roca' bathroom suite including: Double width shower cubicle with mains-fed shower. Wall mounted wash hand basin. WC with enclosed cistern and push button flush. Electric shaver point. Part tiled walls. 'Amtico' Wood effect vinyl flooring.

### **Bedroom 3**

Double glazed window to front, radiator.

### **Bedroom 4**

Double glazed window to front, radiator.

### **Front**

Parking space located in front of the previous garage, part of which has now been incorporated into the kitchen, and with the remainder a storage area including plumbing for washing machine and space for tumble dryer. Electric roller door.

### **Rear**

Enclosed rear garden with a southerly facing aspect accessed directly from the kitchen/dining room. Laid to patio slabs and artificial turf with painted render planters. Timber fenced boundaries and timber storage shed.

### **N.B**

The property is currently having a brand-new roof which will be finished prior to completion and carry a 10 year NHBC warranty.



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## Welcome to

### Gibson Way, Penarth

- Presented in a contemporary style throughout and 'extended' this family home is conveniently located for access to the amenities in Penarth, Cardiff and M4
- Stunning open plan kitchen/family room on the ground floor with bi-fold doors opening to rear garden.
- Bedrooms over two floors providing flexibility, including a master bedroom with ensuite and three further generously proportioned bedrooms,
- Cloakroom/ WC on the ground floor and family bathroom on the first floor.
- Useful storage room (previously garage), parking space and an enclosed, southerly facing rear garden.

Tenure: Freehold EPC Rating: B

Council Tax Band: F



Please note the marker reflects the postcode not the actual property

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