



7 Gilbert Lane
Barry, CF63 1BQ





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£450,000 Offers in excess Freehold

4 Bedrooms : 3 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to market this large four bedroom detached family home set within a spacious plot. Located in the highly desirable Pencoedre Village. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. The property briefly comprises: entrance hall, living room, sitting/play room, open plan kitchen/dining room, utility room and downstairs cloakroom. First floor landing, two spacious double bedrooms with en-suite bathrooms, two further double bedrooms and a family bathroom. Externally the property benefits from off road parking for several vehicles and a beautifully landscaped enclosed rear garden with a large wooden summerhouse. EPC Rating: 'D'.

Directions

- Penarth Town Centre 6.0 miles
- Cardiff City Centre 7.2 miles
- M4 (J33) 6.6 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed solid wooden front door into a welcoming hallway enjoying wood effect tile flooring, recessed ceiling spotlights and a wooden staircase leading to the first floor with an understairs storage cupboard.

The spacious living room enjoys wooden flooring, a central feature electric fireplace, recessed ceiling spotlights, obscured uPVC double glazed window to the side elevation and two large uPVC double glazed windows to the front elevation.

The sitting room/playroom enjoys laminate wooden flooring, recessed ceiling spotlights, a uPVC double glazed window to the side elevation and large uPVC double glazed box bay window to the front elevation.

The open plan kitchen/dining room is the focal point of the home. The kitchen has been fitted with a range of wall and base units with a marble effect laminate work surfaces. Integral appliances to remain include: a 'Hoover' electric oven, a 5-ring 'Russell Hobbs' gas hob with an electric fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a feature tiled floor, recessed ceiling spotlights, two uPVC double glazed windows to the rear elevation and uPVC double glazed French doors leading to the rear patio.

The utility room has been fitted with a range of base and wall units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility further benefits from a wall mounted 'Ideal' boiler, tiled flooring, recessed ceiling spotlights and a partially obscured glazed uPVC door leading to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece suite comprising: a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from the continuation of tiled flooring, partially tiled walls, recessed ceiling spotlight and an obscured uPVC double glazed window to the side elevation.

FIRST FLOOR

The first-floor landing enjoys wooden flooring, recessed ceiling spotlights and a loft hatch providing access to the loft space.

The master bedroom is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

The en-suite has been fitted with a 3-piece white suite comprising: a glass shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled walls / flooring and an obscured uPVC double glazed window to the front elevation.

Bedroom two is a spacious double bedroom which enjoys carpeted flooring, a range of fitted wardrobes, recessed storage cupboard housing the hot water cylinder and a uPVC double glazed window to the front elevation.

The en-suite has been fitted with a 3-piece suite comprising: a glass shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tile effect vinyl flooring, partially tiled splashback and an obscured uPVC double glazed window to the front elevation.

Bedroom three is a spacious double bedroom enjoying carpeted flooring and two uPVC double glazed windows to the rear elevation.

Bedroom four is a further double bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic rainfall shower over and hand-held shower attachment, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring/walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the rear elevation.



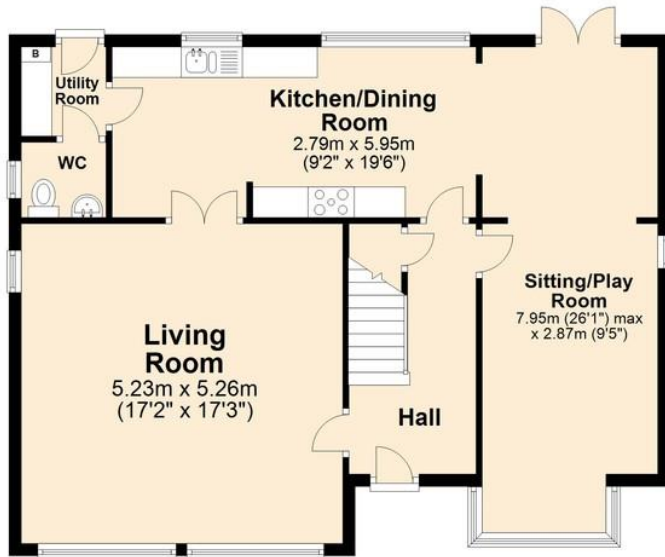
GARDENS AND GROUNDS

7 Gilbert Lane is approached off the road onto a shared private driveway providing off-road parking for several vehicles. The larger than average, beautifully landscaped enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders and a large summer house. A patio area provides ample space for outdoor entertaining and dining. The property further benefits from a spacious side garden predominantly laid with chippings with a variety of mature shrubs, borders and plants and houses a garden shed.

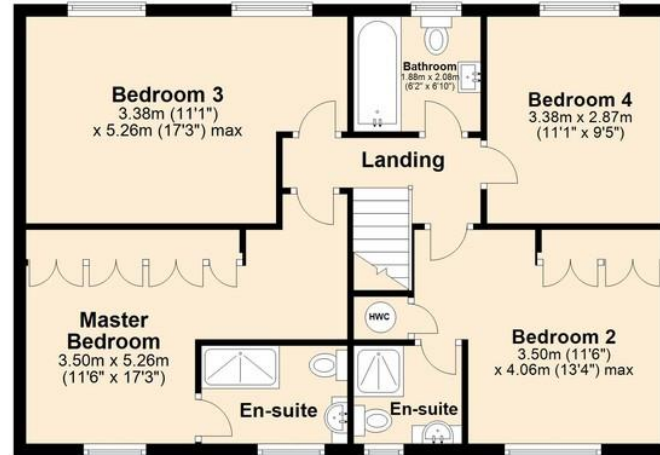
SERVICES AND TENURE

All mains services connected. Freehold.

Ground Floor



First Floor



Total area: approx. 153.4 sq. metres (1650.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			82
		81	
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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