



www.jeffreyross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



The development of Penarth Heights built by Crest Nicholson Developers has proven to be very popular with young & old alike. The build attention to detail is second to none. Well situated for the train station at Cogan or Dingle Road with the town center being a short walk away.

Comments by Mr Paul Davies

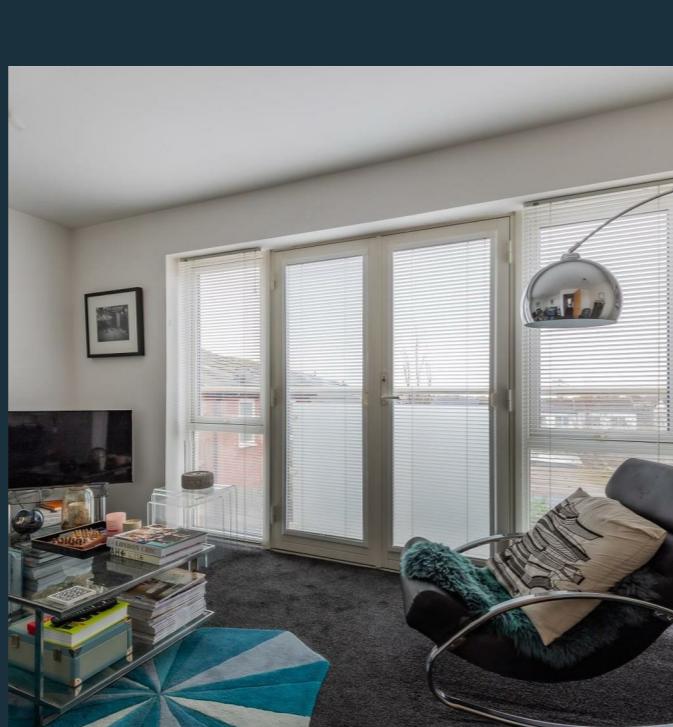


Property Specialist

Mr Paul Davies

Property Management Co-ordinator

paul.davies@jeffreyross.co.uk



Its been a lovely, bright & modern home and I've loved living here. Its been such a great location with all the facilities you need - great walks for me and my dog Hector plus walking distance to great shops, restaurants and bars as well as frequent bus and train services.

Comments by the Homeowner



Gibson Way

, Penarth, CF64 1TA

£415,000



4 Bedroom(s)



2 Bathroom(s)



1097.00 sq ft

Contact our
Penarth Branch

02920415161

Jeffrey Ross are pleased to present for sale this stunning town house located within the popular development by Crest Nicholson at Penarth Heights.

With its reconfigured interior this beautifully presented property now makes for a stylish and versatile home with accommodation over 3 floors.

Benefitting from an enclosed and South Westerly facing rear garden plus front off road parking.

Includes Roca bathroom suites, Amtico & Karndean flooring with some rooms decorated in shades by Farrow & Ball.

Briefly comprising a spacious entrance hall, ground floor cloakroom/wc, generous store (former part of the garage) and at the rear a superb sitting room or 4th bedroom overlooking the garden. To the first floor a generous lounge with French doors leading to a glass fronted 'Juliet' balcony, large stylishly appointed bathroom/wc -

Amtico flooring and at the front a superb kitchen diner with space for dining table & chairs and fully integrated to include fridge, freezer, dishwasher and built in double oven, hob & hood. Finally to the second floor the 3 main bedrooms with the master benefitting from built in wardrobes and an en suite shower room/wc.

Complimented with upvc double glazing and gas central heating - combination boiler.

Viewing highly recommended.





Entrance Hall

Spacious and welcoming entrance hall, stairs rise to the first floor, access into the store, Karndean flooring.

Cloakroom

Fitted with a modern white suite by Roca - wall mounted wash hand basin and close coupled wc - concealed cistern, extractor fan, Amtico flooring.

Sitting Room/Bedroom 4 16'7" max x 10'8" max (5.05m max x 3.25m max)

Originally the 4th bedroom and part of the garage, now providing a superb reception room or large bedroom, door with side glazed panel leading into the garden plus second tall window to rear, TV point, bespoke cupboard housing the gas combination boiler, Karndean flooring, under stairs cupboard, walls painted in Farrow & Ball.

First Floor Landing

Access to the lounge, kitchen & bathroom with stairs rising to the second floor.

Lounge/Bedroom 4 16'7" max x 10'8" max (5.05m max x 3.25m max)

Spacious living room, French doors with side glazed panels & windows open onto a glass 'Juliet' balcony, TV point, telephone point, would make an impressive double bedroom due to its location next to the bathroom.

Master double bedroom, window to rear, built in double wardrobe with mirrored sliding doors, TV point, telephone point.

En Suite Shower Room

Modern white suite by Roca comprising a large tiled shower enclosure with glass doors, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround and walls painted in Farrow & Ball, extractor fan, Amtico flooring.

Kitchen Diner 16'7" x 8'8" (5.05m x 2.64m)

Spacious room with space for table & chairs, fitted with a good range of contemporary wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, under lighting, integrated appliances to include fridge, freezer and dishwasher plus built in double oven, hob & cooker hood, plumbed for washing machine, picture window to front, Amtico flooring.

Bathroom 8'5" x 7'4" (2.57m x 2.24m)

Stylishly appointed with a modern white suite by Roca, comprising a panel bath with shower over & glass screen, vanity wash hand basin, tiled shower enclosure & close coupled wc - concealed cistern, tiled surround, Amtico flooring, heated chrome towel rail, extractor fan.

Second Floor Landing

Access to all 3 bedrooms plus access to the loft, generous airing cupboard - hot water tank.

Bedroom 1 16'7" max x 9'4" max (5.05m max x 2.84m max)

Master double bedroom, window to rear, built in double wardrobe with mirrored sliding doors, TV point, telephone point.

Bedroom 2 12'5" x 9'3" (3.78m x 2.82m)

Double bedroom, window to front.

Bedroom 3 8'8" x 7'1" (2.64m x 2.16m)

Single bedroom, window to front.

Garden

Open frontage with car port allowing of road parking and leading to the store room.
Enclosed rear Westerly facing garden - fenced, small lawn with patio area and established shrub borders, outside tap.

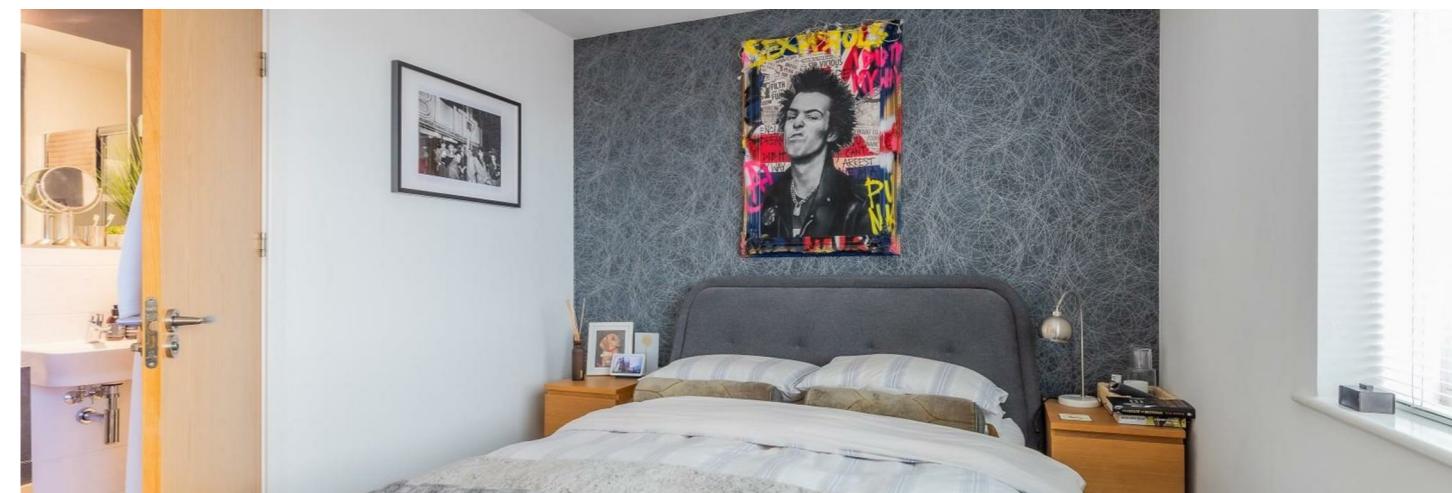
Store 9'2" x 5'3" (2.79m x 1.60m)

Up & over door allowing access plus side door into the hall, light & power supply.

Information

We believe the property is Freehold.
Council Banding - Band F £3,068.02 (2025-2026)

Please Note: There is a site maintenance fee of £154.00 per annum





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B	80	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

