



Cartref, Gileston Road  
Nr St Athan, St Athan, Vale of Glamorgan, CF62 4HU

Watts  
& Morgan



# Cartref, Gileston Road, Gileston,

St Athan, Vale of Glamorgan, CF62 4HU

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**Guide price: £725,000 Freehold**

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A delightful and comprehensively refurbished detached character property set in a surrounding garden plot of about 1/2 an acre and enjoying enviable views over open fields and farmland towards Gileston and beyond on to the Bristol Channel. Deceptively spacious and sizeable accommodation includes: lounge and garden room, both positioned to enjoy the superb surrounding views. Kitchen/breakfast with an adjacent dining room. Also study / snug and ground floor cloakroom/WC. To the first floor: galleried landing area with doors to all four bedrooms and to the family bathroom. Largest bedroom with walk-in wardrobe, en suite shower room and its own balcony to enjoy the views. Second, en suite guest bedroom and two further double bedrooms both sharing use of a very stylish family bathroom. Surrounding plot including extensive lawns, paved patio and ample driveway parking area. Detached double garage with store; and timber summerhouse. EPC rating: E

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## Directions

Llantwit Major Town Centre – 3.7 miles

Cardiff City Centre – 15 miles

M4 J33, Capel Llanilltern – 13.6 miles

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## Summary of Accommodation

### About the property

Cartref is a character home in a most enviable position looking over farmland onto the hamlet of Gileston and, beyond, on to the Bristol Channel. Set in a plot of about half an acre, it has been comprehensively refurbished and is one that must be viewed to be fully appreciated. The light-filled entrance hallway has a galleried landing above and from which doors lead to the principal reception rooms and to the kitchen room; a further door opens in to a cloakroom / wc. The family lounge is a large, L-shaped room to the south-western corner of the property with a window looking out over the garden and double doors to one side, both looking over fields and farmland. It has, as a feature, a simply carved marble mantelpiece with inset cast iron grate resting on a tiled hearth. This principal living space links through to a dining room, a generous space linking the lounge to the kitchen/breakfast room and to the garden room. Kitchen room is a well proportioned space fitted with an extensive range of stylish, pastel coloured units with solid wooden worktops and including a central island / breakfast bar. Appliances, where fitted, are to remain and include electric hob, twin oven / grill, fully integrated larder fridge, freezer and, concealed within the island, a dishwasher and washing machine. To the far end of the kitchen is a fitted window seat, ideal to accommodate a breakfast table. Beyond the dining room is an impressive garden room, the ideal spot from which to enjoy the far reaching views. This great living space has two sets of doors opening to the gardens.

To the first floor, a galleried landing area has doors leading to all four bedrooms and to the family bathroom. The largest, principal bedroom is a great double with walk-in wardrobe and its own stylish contemporary en suite shower room. It is a dual aspect room with window to one elevation and double doors, to another elevation, opening to its own balcony from which to enjoy the south-westerly panorama. A second, guest bedroom is also en suite with its own fitted wardrobe whilst bedrooms three and four are both doubles and share use of the stylish family bathroom with corner bath, contemporary shower, WC and twin hand basins.

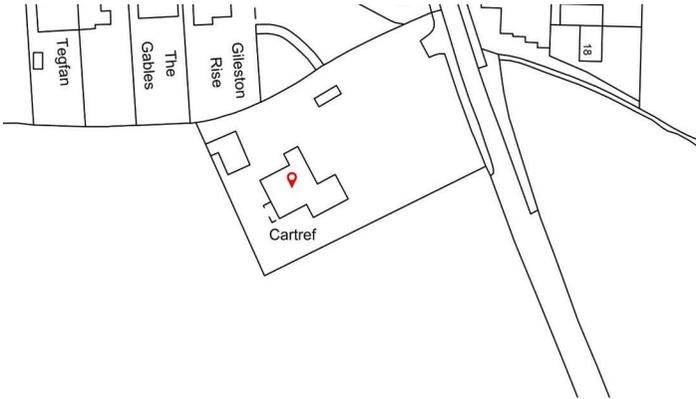


### Title Here

Freehold. Mains electric and water connect to the property. LPG gas fired central heating. Drainage (TBC). Council tax: Band F  
EPC rating: E

### Garden & Grounds

Cartref is set within a generous plot of about half an acre in total. From Gileston Road, a broad pull-in leads to a wrought iron gated entrance providing access to a gravelled driveway. This drive sweeps past lawns and a timber summerhouse (approx. max. 6m x 3m) wand runs to parking and turning areas facing the house and the garage. The detached single-storey garage is accessed via a remote controlled sectional door with an internal space of approx. max 5.9m x 5.5m. Glazed doors to one corner of the garage open to a rear storage area running from the back of the garage to the rear boundary fence. Accessible within the garage is an additional store room, sub-divided to create a hobbies room with broad window from which to enjoy the views. Gardens that surround the property are level and mainly laid to lawn and bordered, to three sides, by post and rail fencing / hedging.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



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