



GLEN MAVIS WAY

BARRY



# GLEN MAVIS WAY

, C F 62 8J A

£295,000 -

FREEHOLD



3 Bed



1 Bath



sq ft

Welcome to Glen Mavis Way, Barry - a semi-detached house that could be your next home! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

The three double bedrooms offer ample space for a growing family or for guests to stay over comfortably. The integral garage is a fantastic addition, providing secure parking or extra storage space for your belongings.

Situated in a great location, this property is close to schools and transport links, making it ideal for families with children or those who need easy access to commute. And the best part? This property is available with no chain, meaning you could move in hassle-free and start enjoying your new home right away.

Don't miss out on this fantastic opportunity to own a beautiful home in a desirable location. Contact us today to arrange a viewing and make Glen Mavis Way your new address!

## ENTRANCE

Via door with obscure glass panels leading into;

## PORCH

4'3" x 3'7"

Fitted entrance carpet. Door into;

## LIVING ROOM

14'03" x 11'09"

UPVC double glazed window to the front elevation. Coving to ceiling. Feature fireplace with gas fire in situ. Wood effect flooring. Archway into;

## DINING ROOM

11'09" x 9'11"

Double glazed window to the rear elevation. Coving to ceiling. Radiator. Continuation of the wood effect flooring. Door into;

## INNER HALLWAY

5'11"

Staircase rising to first floor landing with under stair storage cupboard. Radiator. Fitted carpet. Doors off to kitchen and garage.

## KITCHEN

11'02" x 8'05"

Double glazed window and door to the rear elevation overlooking and leading to the rear garden. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Ample space and plumbing for slot in cooker and under counter white goods. Tiling to dado height. Radiator. Tile effect flooring.

## FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Access to loft space. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

14'04" x 9'11"

UPVC double glazed window to the front elevation. Built in cupboard housing the hot water tank. Radiator. Fitted carpet.

## BEDROOM TWO

11'05" x 10'09"

UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

## BEDROOM THREE

11'04" x 11'0"

UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

## SHOWER ROOM

8'05" x 7'0"

Obscure double glazed window to the rear elevation. Tiling to all walls. Walk-in double shower cubicle with waterfall and handheld shower over. Vanity unit housing the wash hand basin with mixer tap over. Extractor fan. Radiator. Tile effect flooring.

## W/C

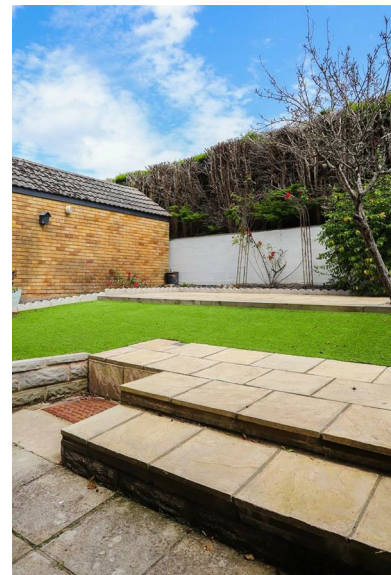
5'04" x 3'0"

Double glazed obscure window to the rear elevation. Tiling to all walls. Low level W/C. Tile effect flooring.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Glen Mavis Way, Barry, CF62 8JA**

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS