





Chris Davies
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01446 700007 for sale

 **Chris Davies**
residential sales & lettings

6 Glanmor Crescent, Barry
£290,000



6 Glanmor Crescent

Barry, Barry

A fantastic opportunity for a family home, refurbished through and no onward chain
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- BEAUTIFULLY REFURBISHED FAMILY HOME
- BRAND NEW KITCHEN AND BATHROOM
- THREE DOUBLE BEDROOMS
- LARGE FAMILY REAR GARDEN PLUS PARKING FOR 6 CARS
- EPC C69





Entrance Hall

Accessed brand new composite door. LVT flooring and carpeted stairs to the first floor with under stair recess. Radiator. Archway to kitchen breakfast room plus door to living room.

Kitchen Breakfast Room

13' 6" x 12' 0" (4.11m x 3.66m)

A beautiful brand new fitted kitchen, in high gloss white (soft closure) with complementing work surfaces over. Inset sink unit, hob, oven under with cooker hood over plus integrated tall fridge freezer and dishwasher. Space for further appliances as required. Upright contemporary radiator. Side and rear aspect windows plus double opening doors to the rear garden. Inset ceiling lights. Continuation of the LVT floor and plenty of space for family table and chairs.

Living Room

17' 5" x 10' 2" (5.31m x 3.10m)

Carpeted lounge with front and rear aspect windows. Fire recess. Radiator.

Landing

Carpeted with front aspect window and matching internal doors to family bathroom and three bedrooms.

Bedroom One

11' 1" x 9' 7" (3.38m x 2.92m)

A double bedroom with laminate floor and rear aspect window. Radiator. Cupboard housing the combi boiler (fitted in last 10 years).

Bedroom Two

13' 6" x 8' 3" (4.11m x 2.51m)

Another double bedroom with laminate floor and rear aspect window. Radiator.

Bedroom Three

10' 2" x 8' 9" (3.10m x 2.67m)

A third carpeted double bedroom with front aspect window. Radiator. Loft hatch (loft partially boarded).





Bedroom Three

10' 2" x 8' 9" (3.10m x 2.67m)

A third carpeted double bedroom with front aspect window. Radiator. Loft hatch (loft partially boarded).

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

A brand new fitted bathroom suite in white comprising P shaped bath with glass shower screen, thermostatic shower over (rainfall style head and separate rinser), matching close coupled WC (concealed cistern and button flush) plus wash basin set into vanity unit. Extractor, front aspect window and upright heated towel rail. Fully tiled walls and floor. Opaque window to front.





REAR GARDEN

60' 0" x 20' 0" (18.29m x 6.1m)

A stunning rear garden with a large tile patio which leads to a new level lawn with planted borders. Tap. Gate to side / front.

DRIVEWAY

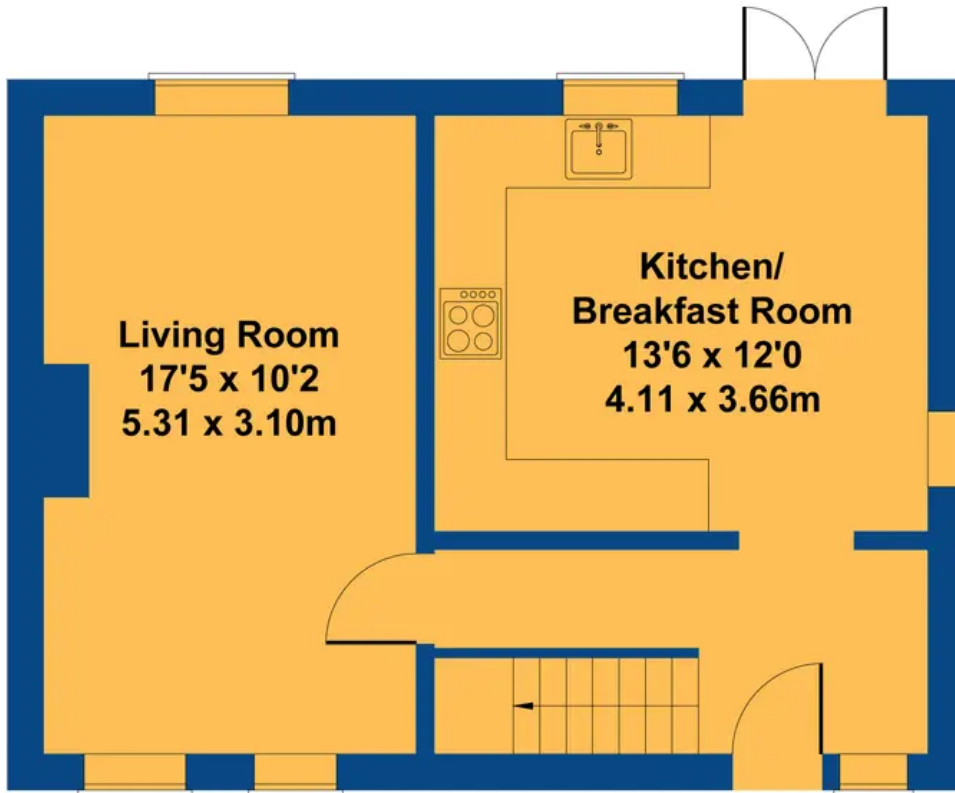
6 Parking Spaces

A large impressive driveway providing off road parking comfortably for 6 cars. Enclosed with fencing. Gate to side / rear.

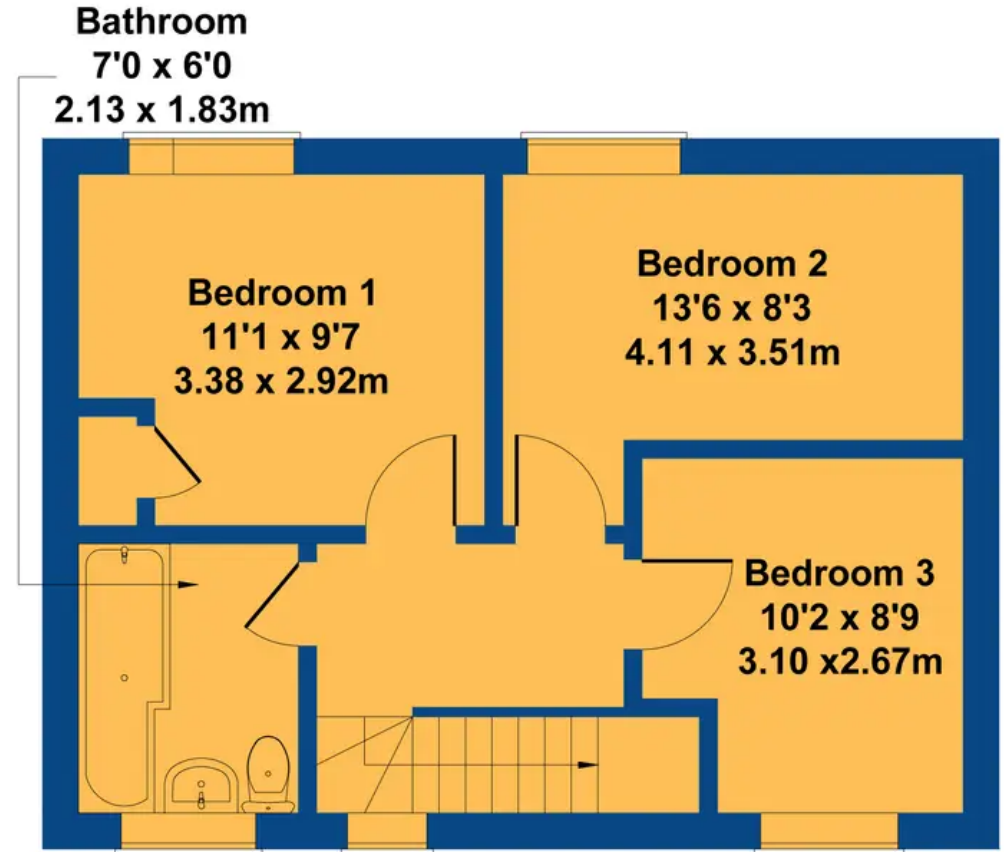


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Approximate Gross Internal Area
839 sq ft - 78 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.