







## 12 Glyndwr Road

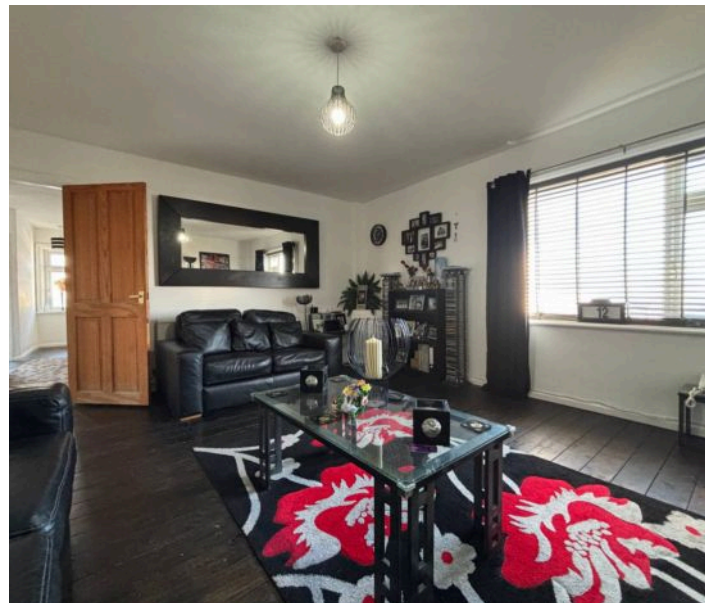
Barry, Barry

Spacious maisonette with two double bedrooms, a large lounge, spacious kitchen/diner, utility room and modern shower room. Generous front and rear gardens.

Council Tax band: B

Tenure: Leasehold

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE
- LARGE KITCHEN/DINER WITH A SEPARATE UTILITY ROOM
- MODERN SHOWER ROOM
- GENEROUS FRONT AND REAR GARDENS
- EPC D68







### Entrance Hallway

A uPVC door leads into a small entrance hallway with tiled flooring and smooth walls. A carpeted staircase leads up to the flat.

### Landing

The landing has exposed floorboards, smooth walls and a textured ceiling. A small side aspect window, a radiator and doors leading off to two bedrooms, the lounge and the shower room.

### Lounge

16' 4" x 13' 11" (4.98m x 4.24m)

Exposed floorboards, smooth walls and a textured ceiling. A front aspect window with beautiful views, a radiator and a feature wall mounted electric fire. A door leading through into the kitchen.

### Kitchen/Diner

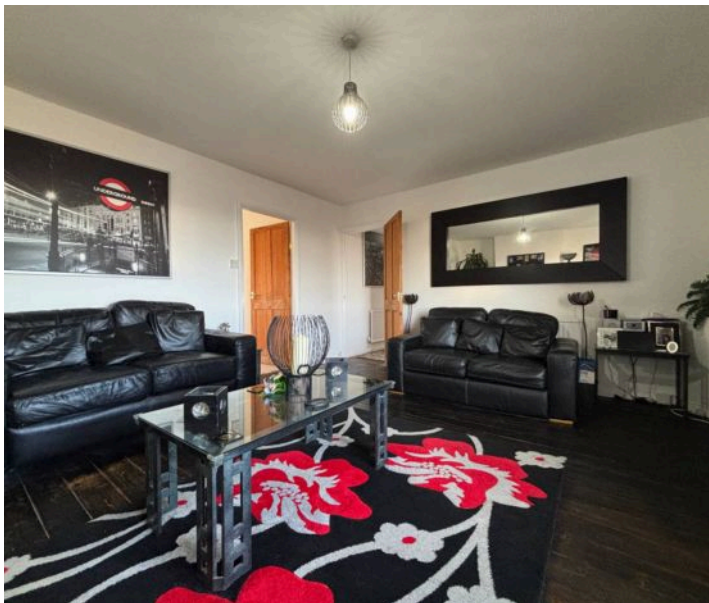
13' 8" x 9' 8" (4.17m x 2.95m)

Tiled floor, smooth walls and a textured ceiling with spotlights. A selection of wooden eye and base level units. Grey laminate worktops, a stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop. Integrated appliances include a single oven, four ring gas hob, extractor hood and fridge/freezer. Ample space for a small dining table and chairs. Two rear aspect windows, a radiator and a door leading through to the utility rooms.

### Utility Room

8' 9" x 6' 10" (2.67m x 2.08m)

A continuation of the floor tiling from the kitchen, smooth walls and a smooth ceiling. Matching base level units to the kitchen. Space for a washing machine and tumble dryer. A radiator, a rear aspect window and a uPVC door with opaque glazing leading out into the garden.







### **Shower Room**

9' 8" x 5' 0" (2.95m x 1.52m)

Vinyl tile effect flooring, smooth walls and a textured ceiling. A three piece white suite comprising a WC with a push button flush, a wall mounted vanity wash basin with a stainless steel mixer tap overtop and a walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass shower screen. Full height wall tiling inside the shower cubicle and a matching splashback above the sink. An opaque side aspect window and a stainless steel towel radiator.

### **Bedroom One**

13' 5" x 10' 8" (4.09m x 3.25m)

Carpeted, with smooth walls and a textured ceiling. A front aspect window, a radiator, an original feature fireplace and a built-in storage cupboard.

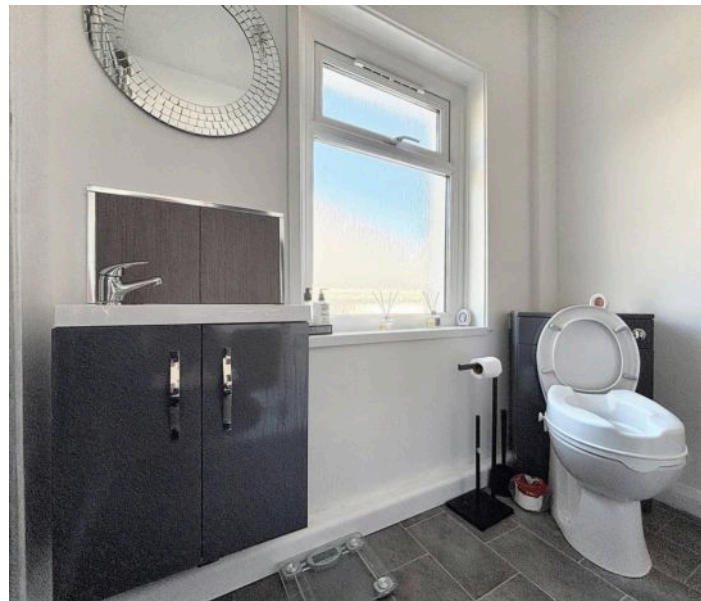
### **Bedroom Two**

14' 3" x 9' 9" (4.34m x 2.97m)

Exposed floorboards, smooth walls and a textured ceiling. A radiator and two rear aspect windows.

### **Lease and Grount Rent**

This property has 88 years remaining on the lease. Ground rent of £10 per year is payable to Vale of Glamorgan Council.







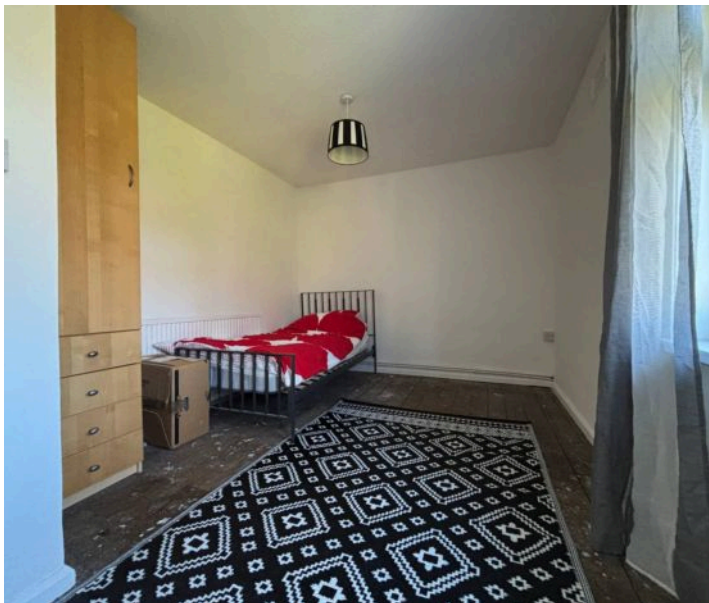
### **REAR GARDEN**

A generous rear garden, largely laid to lawn with areas of decorative slate chippings and some well established shrubbery. Accessed via steps from the utility room.

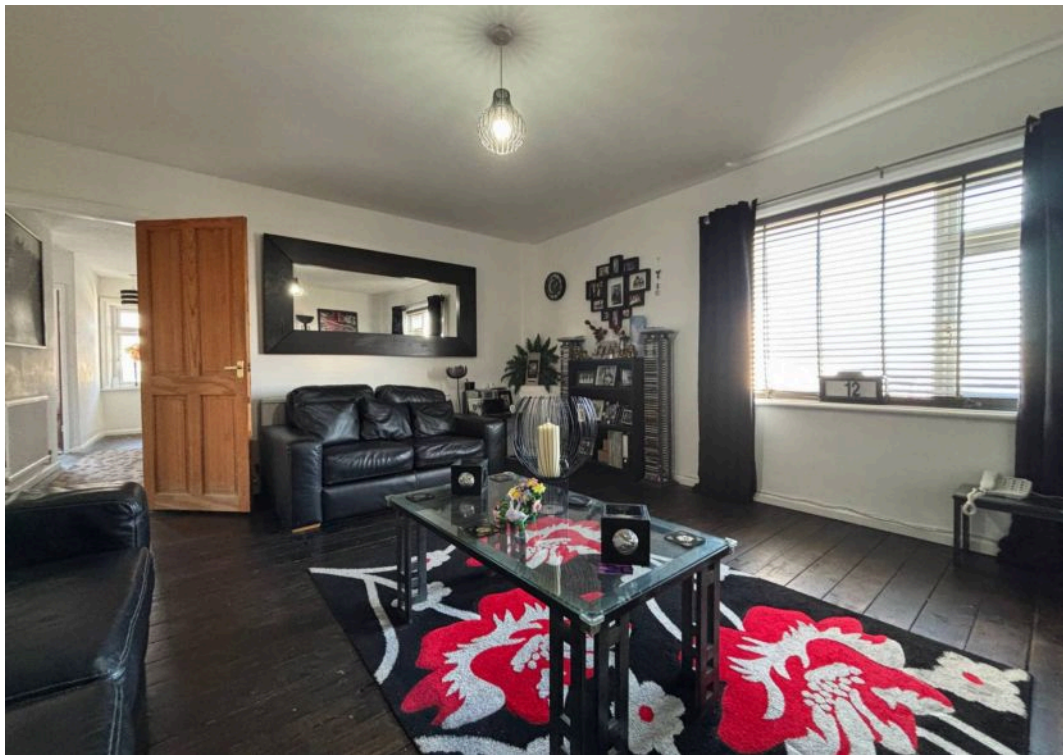
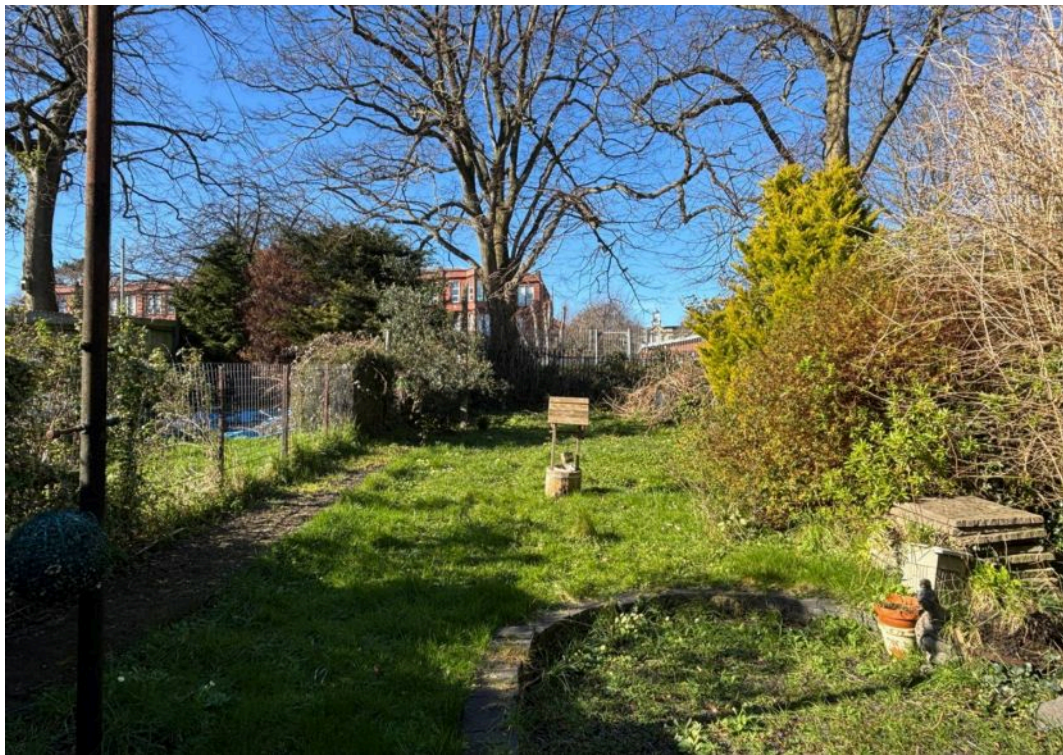
### **FRONT GARDEN**

A large front garden largely laid to lawn, enclosed by well established shrubbery and wooden fences.

### **ON STREET**



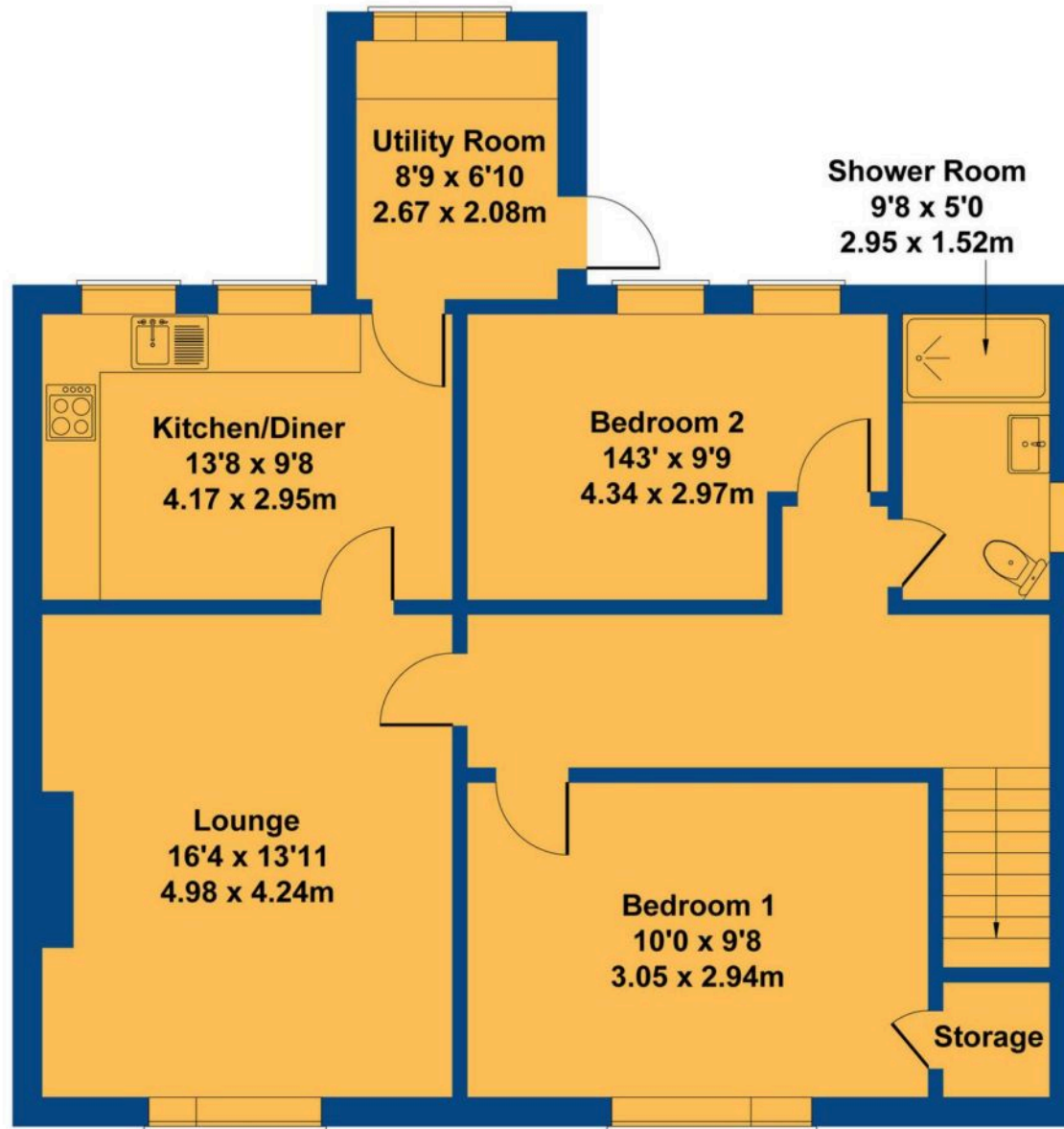






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Approximate Gross Internal Area  
969 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**





## Chris Davies Estate Agents

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