







## 10 Glen Mavis Way

Barry, Barry

Well presented three bedroom semi-detached property offered with no onward chain! Spacious living areas, modern first floor bathroom, large driveway, enclosed gardens, catchment for Whitmore High School and Ysgol Bro Morgannwg. An ideal family home! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- AMPLE RECEPTION SPACE PROVIDED BY A SEPARATE LOUNGE, DINING ROOM, CONSERVATORY, GARAGE CONVERSION AND KITCHEN
- MODERN FIRST FLOOR FAMILY BATHROOM WITH SEPARATE WC
- GENEROUS FRONT AND REAR GARDENS
- DRIVEWAY PROVIDING OFF STREET PARKING FOR TWO VEHICLES
- CATCHMENT FOR WHITMORE HIGH SCHOOL AND YSGOL BRO MORGANNWG
- EPC D56







### Porch

4' 5" x 3' 9" (1.34m x 1.15m)

Entrance into the property via a uPVC front door with opaque glazing into an entrance porch. The porch is carpeted with textured walls and a textured ceiling. A wooden glazed door leads into the lounge.

### Lounge

14' 1" x 11' 11" (4.29m x 3.64m)

Wooden parquet flooring, smooth walls with a feature papered chimney breast and a textured ceiling. A front aspect window, a radiator and a feature gas fire with a wooden mantel. A wooden glazed door gives access to the hallway. Measurements have been taken into the recesses either side of the chimney breast.

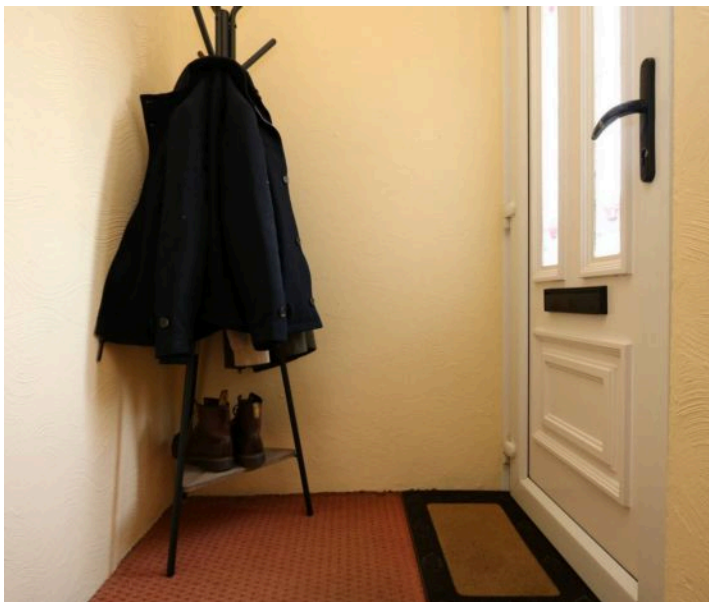
### Hallway

A continuation of the parquet flooring, smooth walls and a textured ceiling. Wooden glazed doors give access to the garage conversion, kitchen and dining room. There is a carpeted staircase giving access to the first floor, storage space under the stairs and a radiator.

### Dining Room

11' 9" x 10' 0" (3.57m x 3.04m)

A continuation of the wooden parquet flooring, smooth walls with a feature papered wall and a textured ceiling. A radiator, ample space for a dining table and chairs, a bar area and sliding glazed doors giving access to the conservatory.







### **Kitchen**

11' 2" x 8' 4" (3.40m x 2.53m)

Vinyl tile effect flooring, smooth walls and a smooth coved ceiling. The kitchen comprises a good range of matching eye and base level units in a cream shaker style. There are complimenting black worktops and a tiled splash back. A stainless steel sink inset with a stainless steel mixer tap overtop. Integrated appliances include a single electric oven, a five-ring gas hob and an extractor hood. Space and plumbing for a washing machine and a dishwasher. A rear aspect window and a uPVC door with opaque glazing giving access to the garden.

### **Reception (Garage Conversion)**

15' 7" x 8' 4" (4.74m x 2.55m)

Carpeted with wallpapered walls, a smooth ceiling and a radiator. Sliding glazed doors giving access to the driveway.

### **Landing**

A carpeted staircase gives access to a carpeted landing with smooth walls and a textured ceiling. A side aspect opaque window and doors giving access to three bedrooms, a family bathroom and a WC.

### **Bedroom One**

11' 0" x 9' 3" (3.35m x 2.83m)

Carpeted, smooth walls with a feature papered wall and a smooth ceiling. A front aspect window, a radiator and ample fitted wardrobes. Measurements exclude the depth of the fitted wardrobes.

### **Bedroom Two**

14' 3" x 9' 11" (4.34m x 3.02m)

Carpeted, smooth walls with a feature papered wall and a smooth ceiling. A front aspect window, a radiator and a double opening storage cupboard housing the combi boiler.







### Bedroom Three

11' 5" x 10' 9" (3.49m x 3.27m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

### WC

5' 8" x 3' 0" (1.73m x 0.91m)

Tiled flooring, fully tiled walls and a smooth ceiling. A two-piece white suite comprising a concealed cistern WC with a push button flush and a wall-mounted wash basin with a stainless steel mixer tap over top. A rear aspect opaque window.

### Bathroom

8' 4" x 7' 0" (2.55m x 2.13m)

Tiled flooring, fully tiled walls and a smooth ceiling. A rear aspect opaque window and two towel radiators. A white bath with a stainless steel mixer tap and rinser over top, a walk-in shower cubicle with a glass shower screen and an electric stainless steel shower inset and a white vanity wash basin with a stainless steel mixer tap overtop.







## FRONT GARDEN

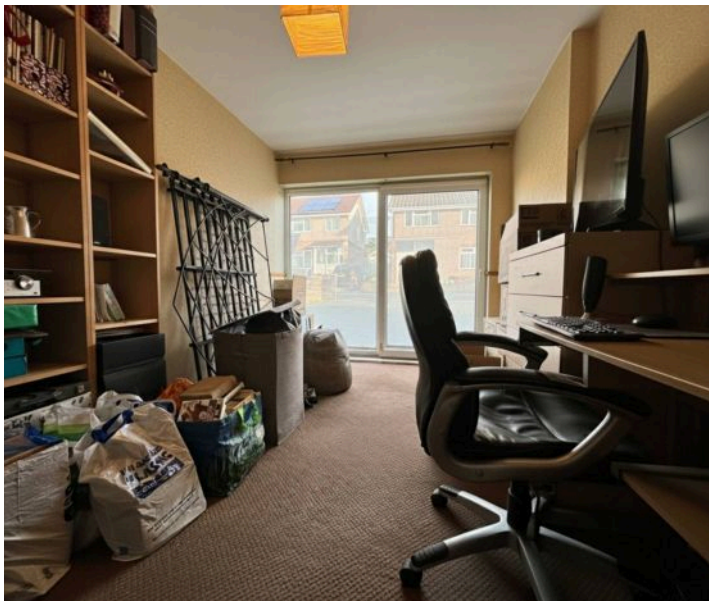
A large block paved driveway to the right hand side along with an area of garden to the left, largely laid to lawn and bordered by well established shrubbery.

## REAR GARDEN

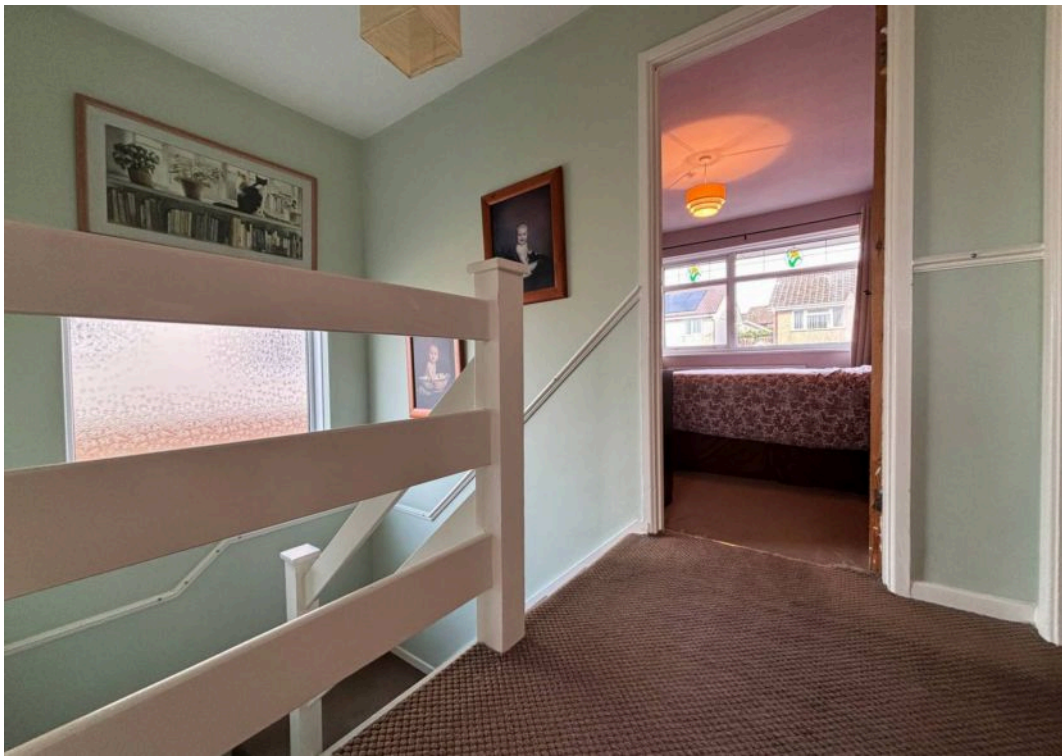
Step into the garden from the kitchen or conservatory onto an initial area of decking. There is a small pond to the right and ample space for outdoor seating. Further steps lead down onto a block paved pathway. A small area to the left is laid to lawn bordered by well-established trees and shrubbery. To the right there is a handy wooden storage shed. The garden is fully enclosed by a mixture of timber fencing and brick walls. There is also a wooden gate providing side access to the front of the property.

## DRIVEWAY

2 Parking Spaces



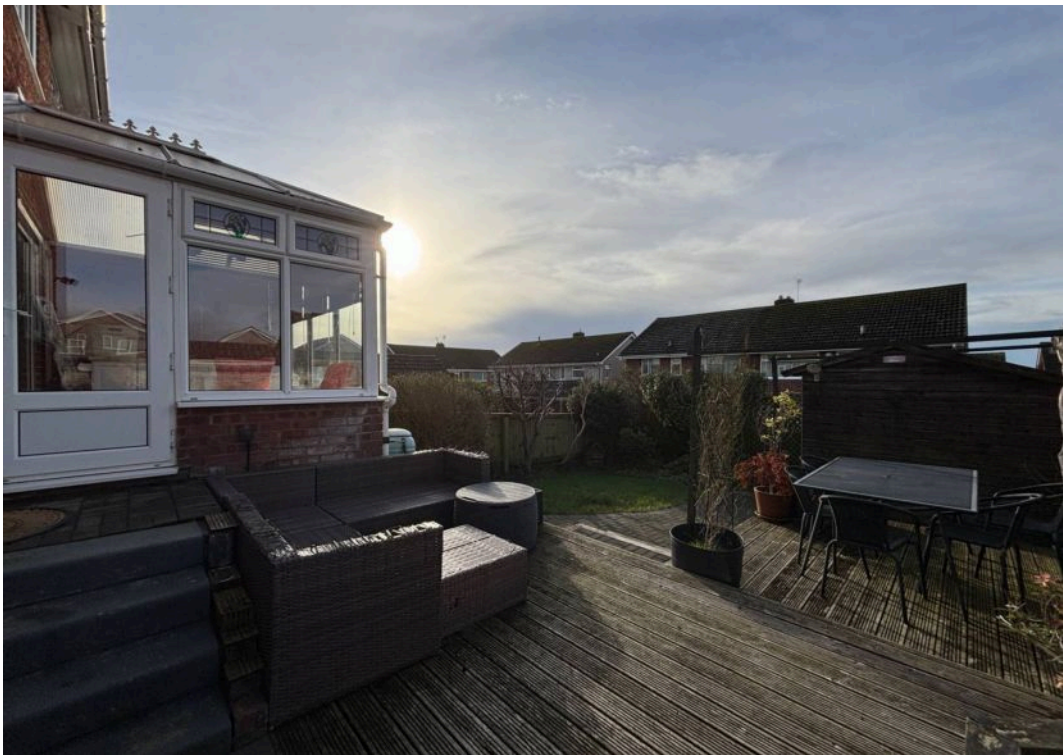












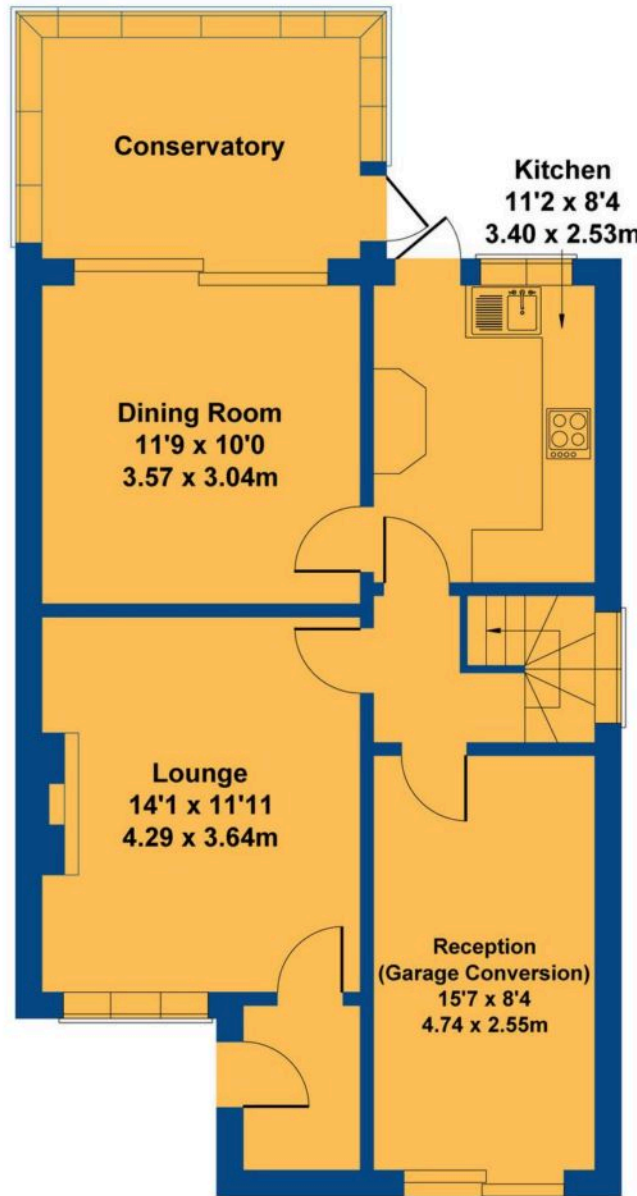




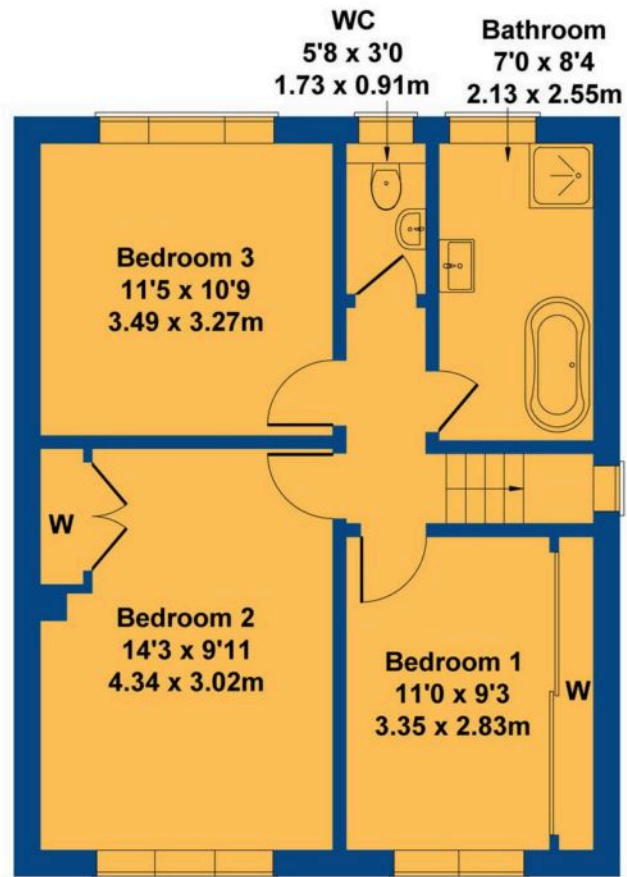


# 10 Glen Mavis Way

Approximate Gross Internal Area  
1302 sq ft - 121 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.





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