

35 Glen Mavis Way

Barry, Vale of Glamorgan, CF62 8JA



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£320,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

An extended, three double bedroom detached family home. Found within walking distance to several local schools and conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, sitting room, central hallway, living/dining room, garden room, kitchen and ground floor cloakroom. First floor landing, three double bedrooms, a shower room and a cloakroom. Externally the property benefits from a driveway providing off-road parking and a low maintenance rear garden. Being sold with no onward chain.

Directions
Cardiff City Centre – 9.2 miles
M4 Motorway – 8.1 miles

Your local office: Penarth
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Summary of Accommodation

Ground Floor

Entered via a uPVC door into a porch benefitting from carpeted flooring and wood clad walls.

The sitting room enjoys carpeted flooring, dado rails, a ceiling rose and a uPVC double-glazed window to the front elevation.

The central hall benefits from carpeted flooring, a recessed storage cupboard and a carpeted staircase leading to the first floor.

The spacious dual aspect living/dining room enjoys carpeted flooring, a central feature gas fireplace with a marble hearth and a uPVC double-glazed window to the front elevation. From the dining area, a set of UPVC double-glazed sliding doors provides access into the garden room which enjoys carpeted flooring and a uPVC double-glazed window.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, a partially tiled splash-back, a stainless steel bowl and a half sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

The cloakroom serving the ground floor accommodation has been fitted with a two-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from carpeted flooring, tiled walls and an obscure uPVC double-glazed window to the side elevation.

First Floor

The first floor landing benefits from carpeted flooring, a hatch providing access to the loft space and a uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes; one of which housing the wall-mounted ‘Worcester’ combi boiler and a uPVC double-glazed window to the front elevation.

Bedroom two is spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the front elevation.

Bedroom three is a another double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

The shower room has been fitted with a pedestal wash hand basin and a walk-in shower cubicle with an electric shower over. The shower room further benefits from vinyl flooring, partially tiled walls and an obscure uPVC double-glazed window to the rear elevation.

The first floor cloakroom has been fitted with a two-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from carpeted flooring, partially tiled walls and an obscure uPVC double-glazed window to the rear elevation.

Gardens & Grounds

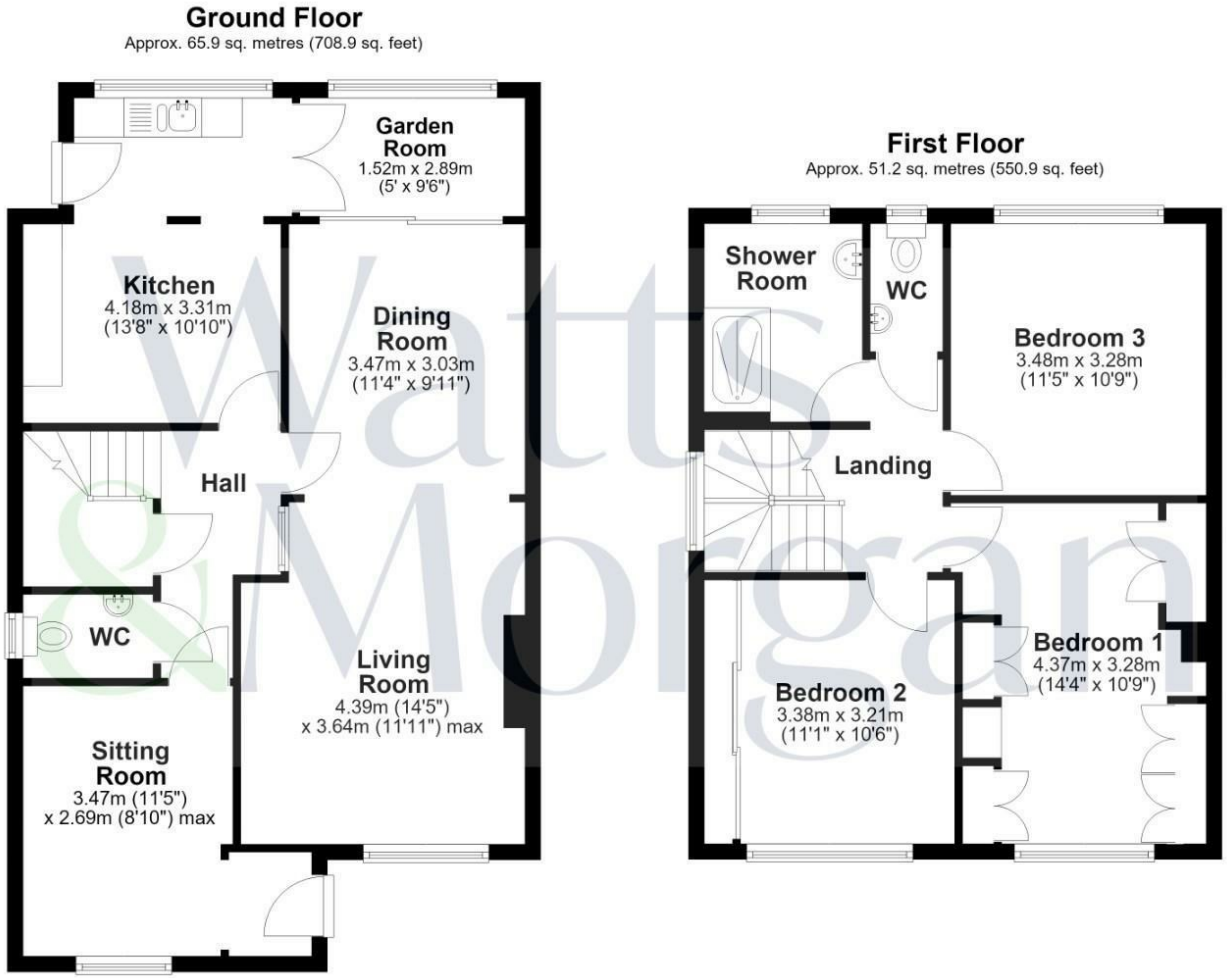
35 Glen Mavis Way is approached off the street onto a concrete driveway providing off-road parking.
The enclosed rear garden is laid with patio tile providing ample space for outdoor entertaining and dining and further benefits from a variety of mature shrubs, borders and trees.

Additional Information

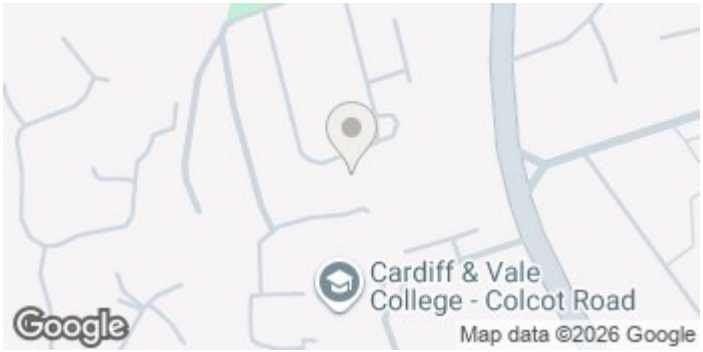
Freehold.
All mains services connected.
Council tax band 'E'.
EPC rating 'D'.

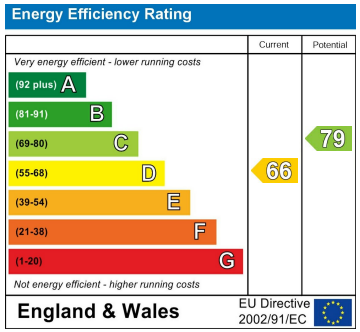
Anti-Money Laundering

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



Total area: approx. 117.0 sq. metres (1259.8 sq. feet)





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