



## Glen Mavis Way, guide price £290,000

- COUNCIL TAX BAND - D
- NO ONGOING CHAIN
- CATCHMENT FOR WHITMORE HIGH SCHOOL - CLOSE TO BRO MORGANNWG
- OPEN-PLAN SIGMA 3 KITCHEN/DINING ROOM
- DRIVEWAY & GARAGE
- EPC Rating: D





## About the property

Entrance hallway, a bright lounge and a modern open-plan Sigma 3 kitchen/dining area, creating a social hub for mealtimes and entertaining. There's also an extension to rear which would be ideal for a home office/play room. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

## Accommodation

### Entrance Hallway

### Lounge

12' 2" x 12' ( 3.71m x 3.66m )

### Kitchen

16' 5" x 15' 4" ( 5.00m x 4.67m )

### Office/Reception Room

8' 7" x 7' 8" ( 2.62m x 2.34m )

### Bedroom One

12' x 10' 7" ( 3.66m x 3.23m )

### Bedroom Two

12' 1" x 10' 6" ( 3.68m x 3.20m )



### **Bedroom Three**

8' 9" x 7' 5" ( 2.67m x 2.26m )

### **Bathroom**

### **Garage**

### **Rear Garden**

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## Floorplan



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