



## 32 Glen Mavis Way, Barry

£290,000 Freehold

Spacious 3 bed semi in quiet West End cul de sac with modern kitchen, dining area, garage, off road parking, and close to schools, amenities, and transport. Ideal for families and professionals.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

### **Entrance Porch**

Entered via double glazed front door. Vinyl flooring.  
Door to lounge.

### **Lounge**

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to the front. Laminate flooring .  
Electric coal effect fire with surround. Door to hallway.

### **Dining Room**

9' 11" x 11' 5" (3.02m x 3.48m)

Double glazed window to the rear. Laminate flooring.  
Radiator.

### **Kitchen**

8' 4" x 11' 3" (2.54m x 3.43m)

Fitted kitchen to comprise a range of base and wall  
units with rolled edge laminated work surfaces sink and  
drainer with mixer taps over. Four burner gas hob and  
electric oven with extractor over. Space for fridge and  
freezer. Ceramic tile flooring. Space for slim line  
dishwasher. Double glazed door to garden.

### **First Floor Landing**

Carpeted stairs to the first floor. Doors to first floors  
rooms. Access to the loft space.

### **Bedroom One**

14' 2" x 10' 0" (4.32m x 3.05m)

Double glazed window to the front. Radiator. Fitted  
carpet. Fitted wardrobe with radiator.

### **Bedroom Two**

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to the rear. Radiator. Laminate  
flooring.

### **Bedroom Three**

11' 1" x 11' 3" (3.38m x 3.43m)

Double glazed window to the front. Laminate flooring.  
Radiator.

### **Bathroom**

Double glazed opaque window to the rear. Wash hand  
basin and panelled bath with shower over. Radiator.  
Laminate flooring. Cupboard housing gas combination  
central heating boiler.

### **W.C**

Double glazed opaque window to the rear. Laminate  
flooring. Closed cistern w.c . Ceramic tile walls and  
flooring.

### **Garage**

Integral Garage with steel up and over door. Garage has  
power for washing machine and tumble dryer

### **AML**

Please note: A non-refundable administration fee of £30  
including VAT is payable per buyer to carry out the  
required AML verification checks once an offer has been  
accepted. 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.

### Entrance Porch

Entered via double glazed front door. Vinyl flooring. Door to lounge.

### Lounge

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to the front. Laminate flooring. Electric coal effect fire with surround. Door to hallway.

### Dining Room

9' 11" x 11' 5" (3.02m x 3.48m)

Double glazed window to the rear. Laminate flooring. Radiator.

### Kitchen

9' 7" x 11' 3" (2.91m x 3.43m)

### Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to the rear. Radiator. Laminate flooring.

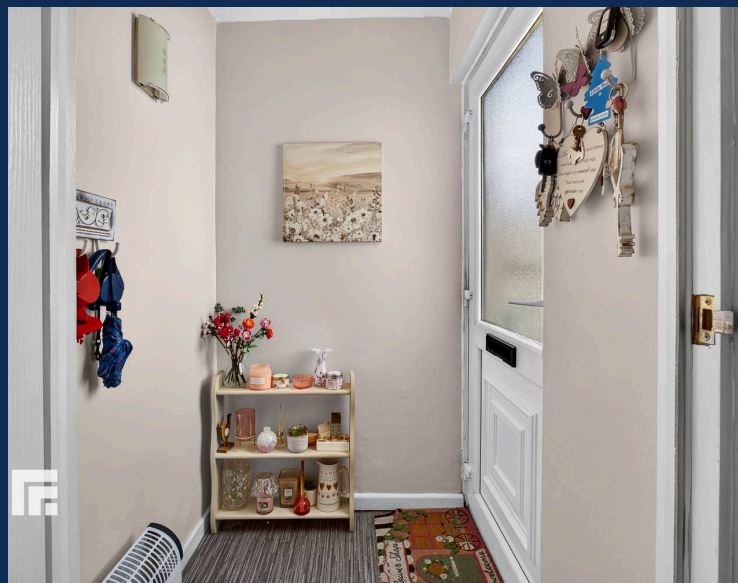
### Bedroom Three

11' 1" x 11' 3" (3.38m x 3.43m)

Double glazed window to the front. Laminate flooring. Radiator.

### Bathroom

Double glazed opaque window to the rear. Wash hand basin and panelled bath with shower over. Radiator. Laminate flooring. Cupboard housing gas combination central heating boiler.





#### REAR GARDEN

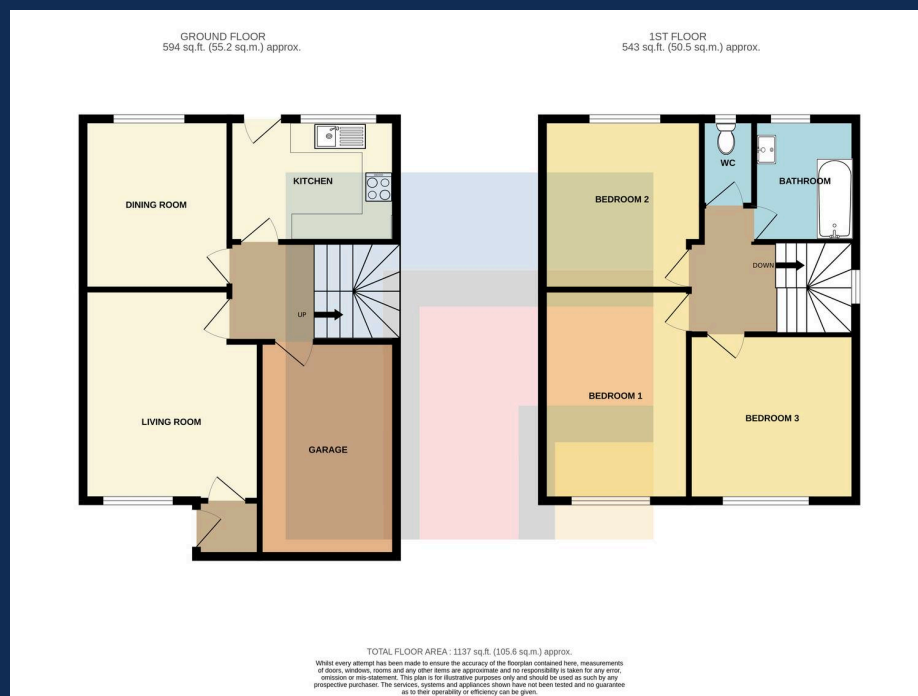
Established rear garden with decked, patio and lawn area. Mature shrubs. Side access to the front. Outside electric socket.

#### DRIVEWAY

1 Parking Space

Driveway providing off road parking.





**BARRY 01446 744750**

106 Broad Street, Barry, South Glamorgan, CF62  
7AJ



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