



# GREENACRES

BARRY

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BARRY, CF63 2PN

£330,000 -

FREEHOLD



3 Bed



1 Bath



1293.00 sq ft

Welcome to Greenacres, Barry - a charming location perfect for families and professionals alike. This stunning semi-detached house boasts two reception rooms, three bedrooms, and a beautifully designed orangery extension that will take your breath away.

Step inside to find an immaculate interior that is sure to impress. The orangery extension is a standout feature, complete with a cozy log burner and bi-folding doors that open up to reveal the garden - perfect for relaxing or entertaining guests.

With three double bedrooms, including one with a dressing room, and the potential to create a fourth bedroom on the ground floor, this property offers plenty of space for a growing family or those in need of a home office.

Situated in a quiet cul-de-sac, you'll enjoy the peace and tranquility of this location, while still being close to local shops, schools, and public transport routes for added convenience. The off-road parking is an added bonus, making coming home a breeze.

Don't miss out on the opportunity to make this house your home - book a viewing today!

## ENTRANCE

Via composite door with obscure glass panels leading into;

## HALLWAY

16'04" x 5'7"

Staircase rising to first floor landing with fitted carpet. Large storage area. Wooden flooring. Doors off to all rooms.

## LIVING ROOM

16'04" x 11'11"

Spotlights and integrated bluetooth speakers to the ceiling. Radiator. Continuation of the wooden flooring. Open to;

## ORANGERY

14'05" x 9'05"

Double glazed windows to the side elevation with fitted electric blinds. Full length double glazed bi-folding doors to the rear elevation overlooking and leading to the rear garden, fitted with electric blinds. Double glazed roof lantern. Continuation of the spotlights and bluetooth speakers to the ceiling. Lob burner in situ. Radiator. Continuation of the wooden flooring.

## KITCHEN

10'06" x 7'11"

UPVC double glazed window to the front elevation with fitted electric blinds. Spotlights to ceiling. Modern range of wall and base units with work surfaces over - one wall unit concealing the wall mounted combination boiler. Built in double oven and microwave. Integrated induction hob with extractor fan above. Composite sink and drainer with mixer tap over. Integrated dishwasher and washing machine. Ample space for American style fridge/freezer. Tiling to floor.

## RECEPTION ROOM TWO

10'04" x 7'09"

UPVC double glazed window to the front elevation fitted with blinds. Radiator. Wood effect flooring.

## FIRST FLOOR LANDING

Radiator. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

12'03" x 9'09" (10'11")

UPVC double glazed window to the rear elevation. Built in wardrobe with hanging space and shelving. Radiator. Fitted carpet.

## BEDROOM TWO

9'03" (11') x 8'06" w

UPVC double glazed window to the front elevation. Built in wardrobe with hanging space and shelving. Further built in storage cupboard with small radiator inside. Radiator. Fitted carpet.

## BATHROOM

6'10" x 5'04"

UPVC double glazed obscure window to the front elevation. Three piece suite comprising: Vanity unit housing the wash hand basin and W/C, P-shaped bath with mixer tap, Waterfall and handheld shower over. Tiling to walls. Heated towel rail. Wood effect flooring.

## DRESSING ROOM

9'02" x 6'06"

UPVC double glazed window to the rear elevation. Radiator. Fitted carpet. Staircase rising to;

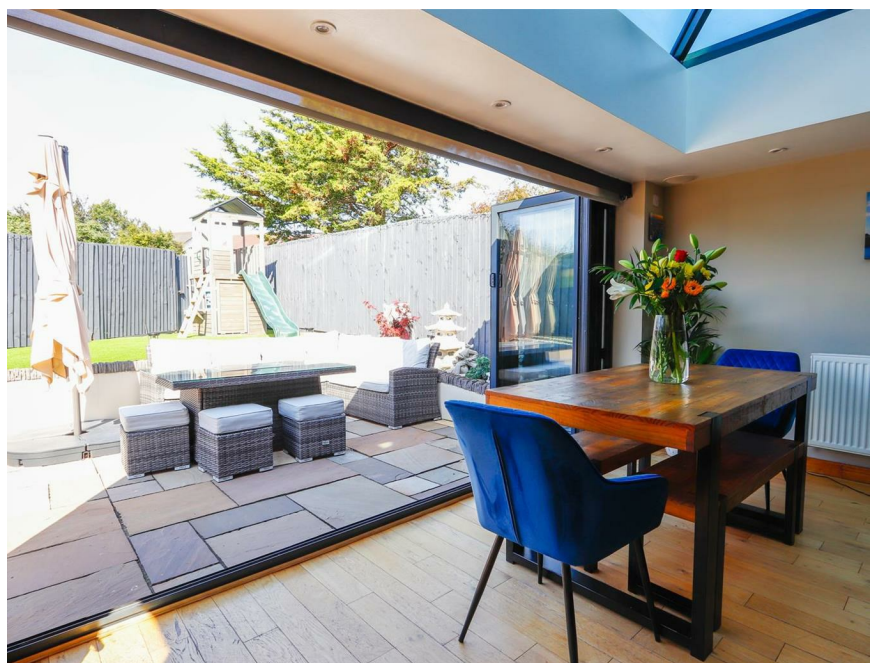
## BEDROOM THREE

16'06" x 13'04"

Two double glazed Velux windows to each side. Spotlights to ceiling. Access into eaves storage. Radiator. Fitted carpet.

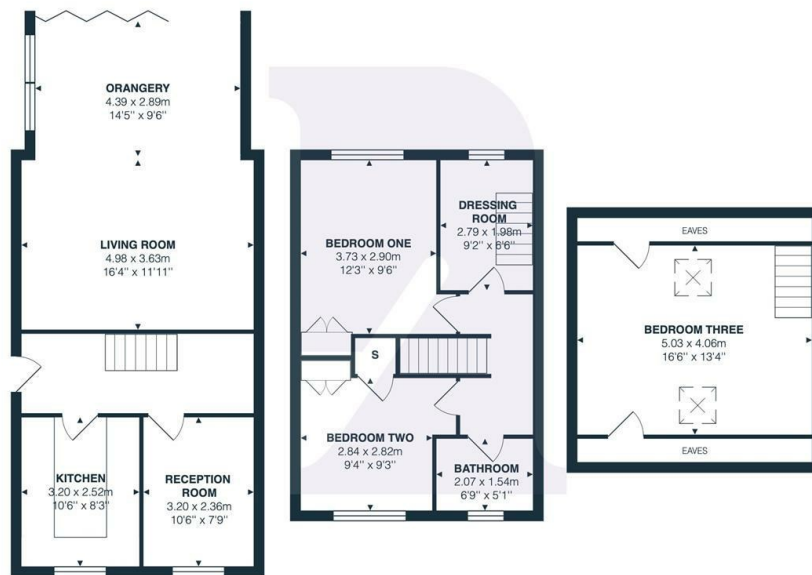
## GARDEN

Enclosed with timber fencing. Patio area laid with paving stones. Steps rising to artificial lawn area. Timber 'Bar' or storage outbuilding with power and lighting. Further log store and large secure storage lock-up, also benefitting from power and lighting. Access to front elevation via the storage lock-up.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Greenacres, Barry, CF63 2PN**

Total Area: 120.1 m<sup>2</sup> ... 1293 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS