







## 124 Greenacres

Barry, Barry

Stunning three bedroom semi-detached property with a rear orangery and log burner. Modern kitchen, luxurious bathroom, loft conversion. Generous rear garden. Off-road parking for two cars.

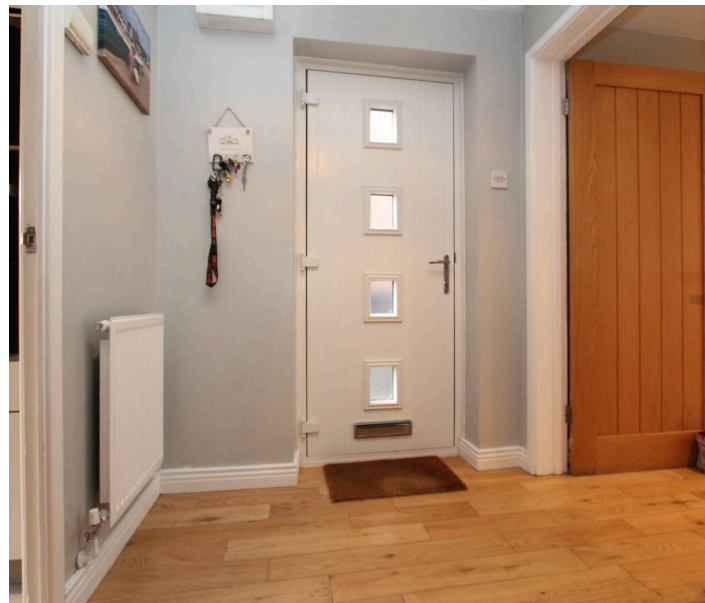
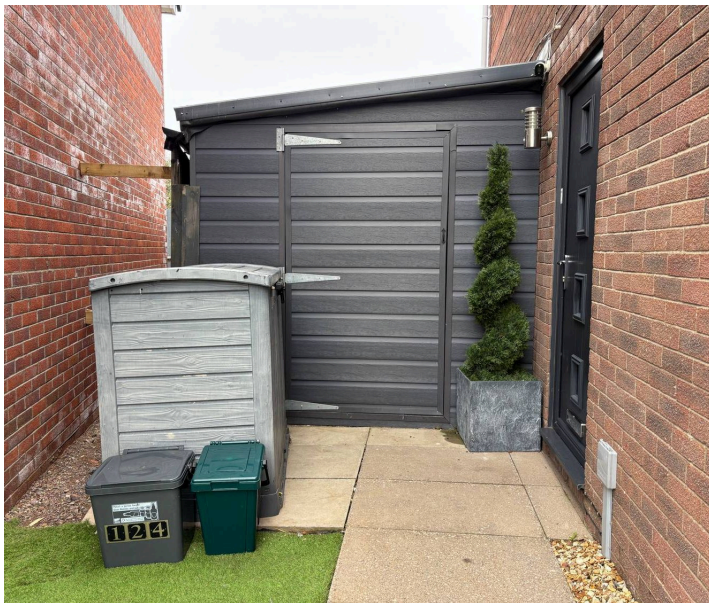
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- THREE BEDROOM SEMI-DETACHED PROPERTY
- LARGE SINGLE STOREY EXTENSION TO THE REAR (ORANGERY)
- LOG BURNER
- MODERN KITCHEN AND BATHROOM
- GENEROUS REAR GARDEN WITH BAR, LOG STORE AND STORAGE SHED
- OFF-ROAD PARKING FOR TWO CARS
- EPC C75







### Hallway

Entrance via a composite front door with opaque glazed panels into an entrance hallway. The hallway has wood flooring, smooth walls and a textured ceiling. There is a carpeted staircase straight ahead providing access to the first floor. Doors lead off to the lounge/diner, kitchen and additional reception room. The hallway also leads to a large cloakroom area.

### Cloakroom

A continuation of the wooden flooring, smooth walls and a textured coved ceiling. Ample space for coats and shoes.

### Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

A continuation of the wooden flooring, smooth walls and a smooth ceiling with spotlights and integrated Bluetooth speakers. Radiator. Open to the orangery.

### Orangery

14' 5" x 9' 5" (4.39m x 2.87m)

A continuation of the wooden flooring, smooth walls and a smooth ceiling with spotlights and integrated Bluetooth speakers. Double glazed roof lantern, full length bi-folding doors leading to the garden and a side aspect window. Electric blinds, a feature log burner and a radiator.



### Kitchen

10' 5" x 7' 11" (3.18m x 2.41m)

Tiled flooring, smooth walls and a smooth ceiling with spotlights. Modern high gloss eye and base level units with stainless steel handles and complementing laminate wood effect worktops. A modern black composite sink with a stainless steel mixer tap ovetop. Integrated appliances including an induction hob, eye level double oven, dishwasher and washing machine. Space for a large American style fridge/freezer. A large front aspect window.





### **Additional Reception Room (Garage Conversion)**

10' 3" x 7' 8" (3.12m x 2.34m)

Laminate wood effect flooring, smooth walls and a textured covered ceiling. A front aspect window and a radiator.

### **Landing**

A carpeted staircase leads to a carpeted landing with smooth walls and a textured ceiling. A radiator. Doors leading off to two bedrooms, a dressing room and a bathroom.

### **Bathroom**

6' 10" x 5' 6" (2.08m x 1.68m)

Laminate wood effect flooring, fully tiled walls and a textured ceiling. A white suite comprising a combined WC and sink vanity unit and an L-shaped bath with a stainless steel thermostatic shower inset with a rainfall shower head and glass shower screen. A towel radiator, extractor fan and an opaque front aspect window.

### **Bedroom One**

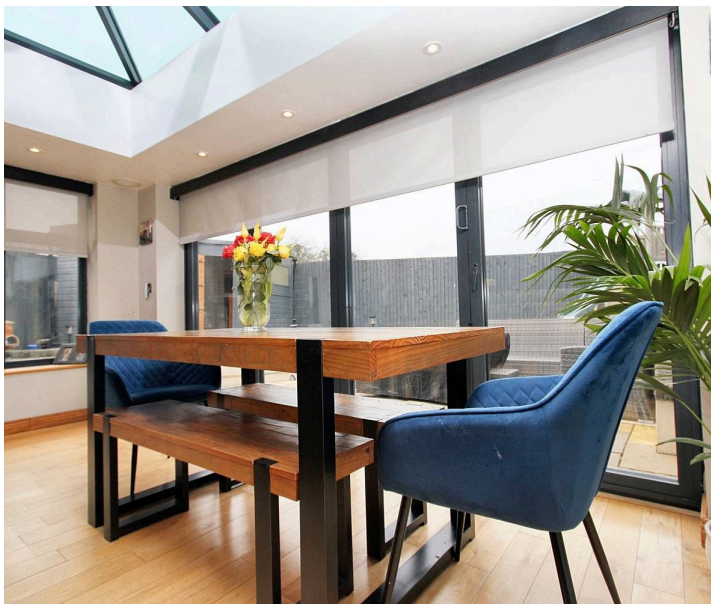
11' 10" x 9' 9" (3.61m x 2.97m)

Carpeted with smooth walls and a textured ceiling. A large rear aspect window, a radiator and a built in double wardrobe. Measurements exclude the depth of the built in double wardrobe.

### **Bedroom Two**

9' 3" x 8' 0" (2.82m x 2.44m)

Carpeted with smooth walls and a textured ceiling. A front aspect window and a radiator. A built in double wardrobe and an airing cupboard. Measurements exclude the depth of the built in wardrobe and airing cupboard.







### **Dressing Room**

9' 2" x 6' 5" (2.79m x 1.96m)

Previously the third bedroom, the dressing room is carpeted with smooth walls and a textured ceiling. A rear aspect window, a radiator and a carpeted staircase leading to the attic bedroom. Ample storage space provided by wardrobes to remain and further storage space under the stairs.

### **Bedroom Three**

16' 5" x 13' 3" (5.00m x 4.04m)

Carpeted with smooth walls and a smooth ceiling with spotlights. A rear aspect window and a front aspect emergency escape window. Storage into the eaves. This loft conversion has been completed to building regulations.







## REAR GARDEN

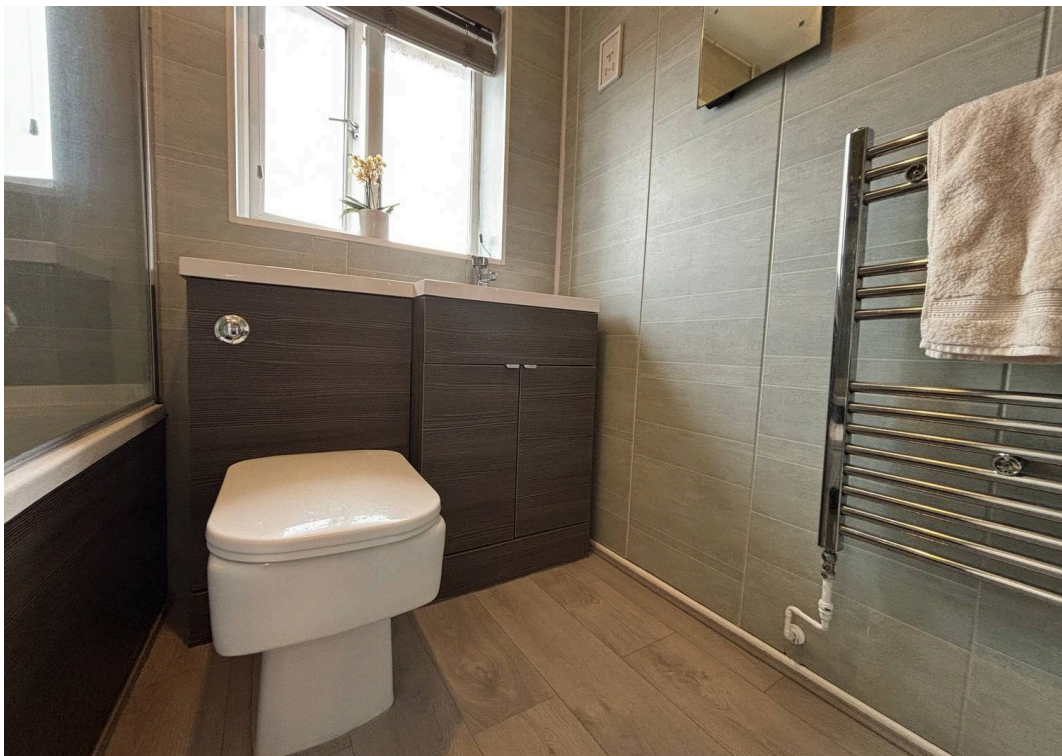
A fully enclosed rear garden with well maintained timber fencing. Step out of the bi-folding doors from the orangery onto a well appointed patio area. Steps rise to an artificial lawn area. There is a timber bar with power and lighting, a log store and a large storage shed which also benefits from power and lighting. Access to front of the property via the storage shed.

## DRIVEWAY

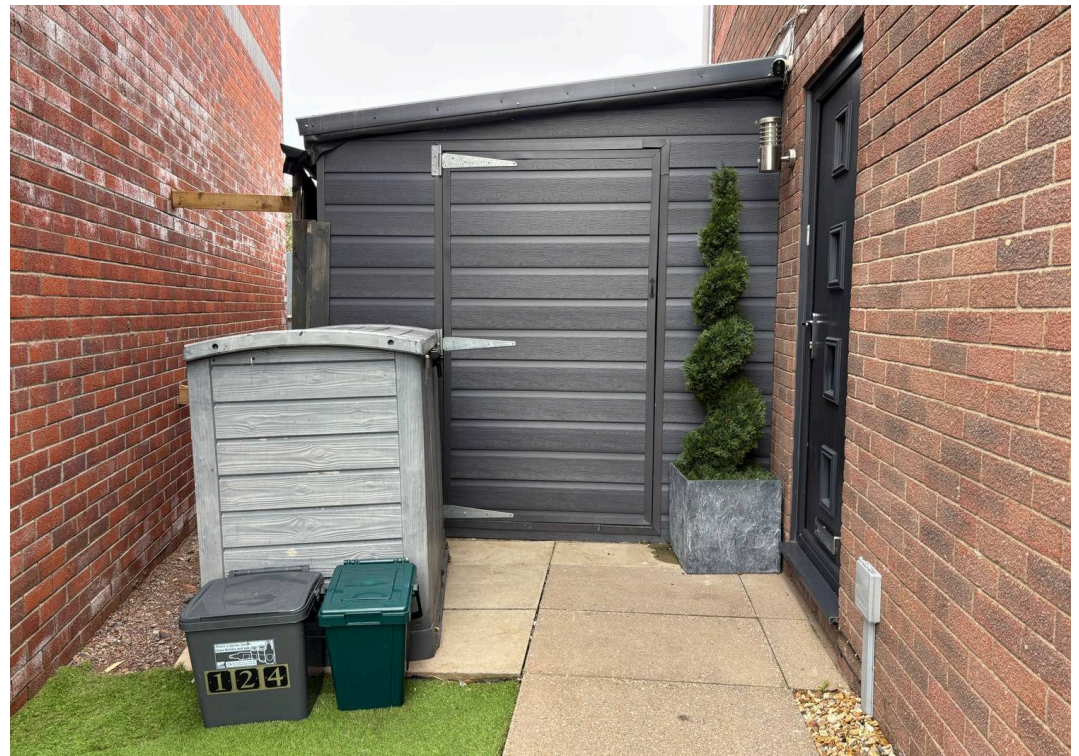
2 Parking Spaces















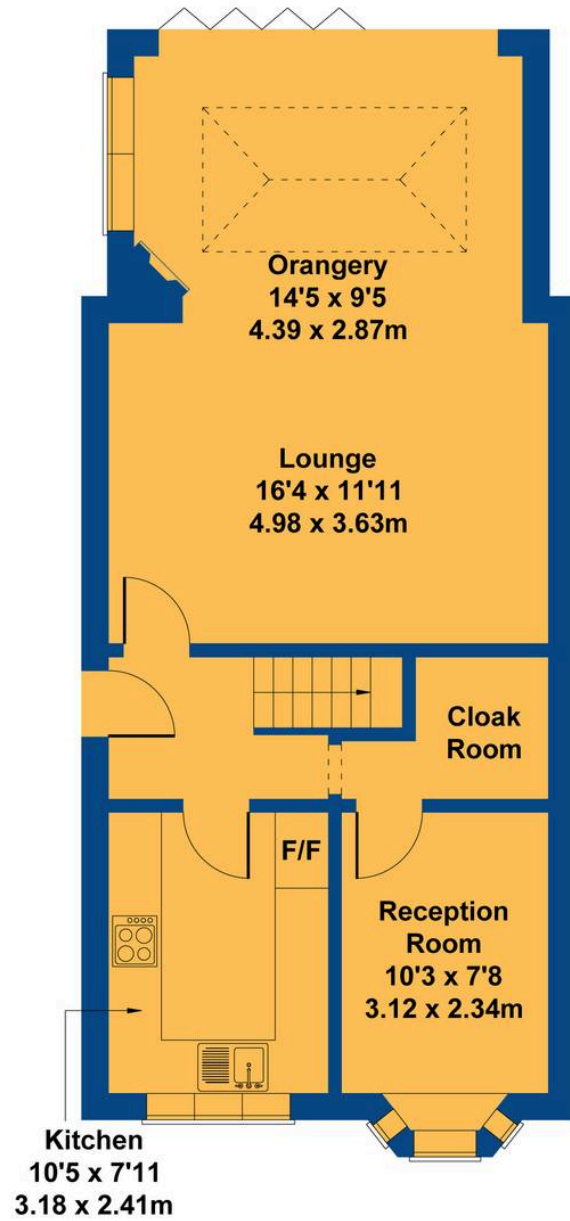




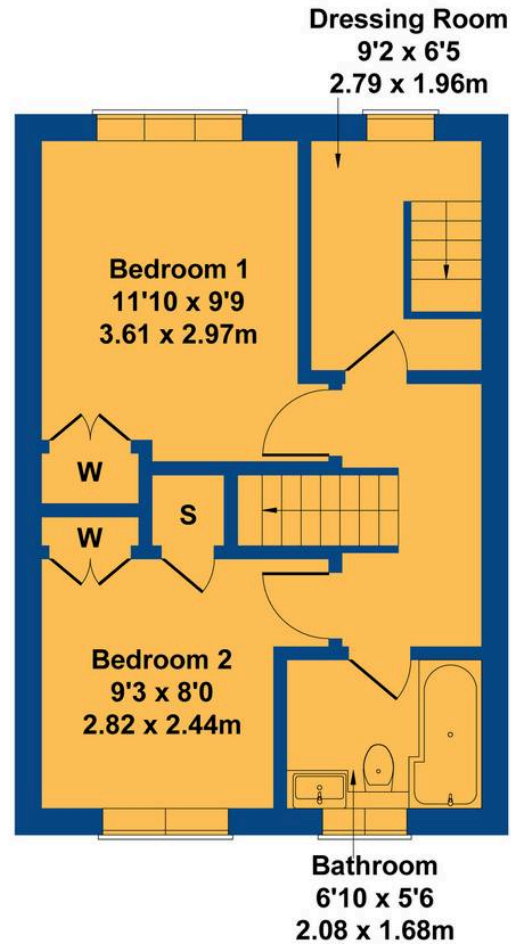


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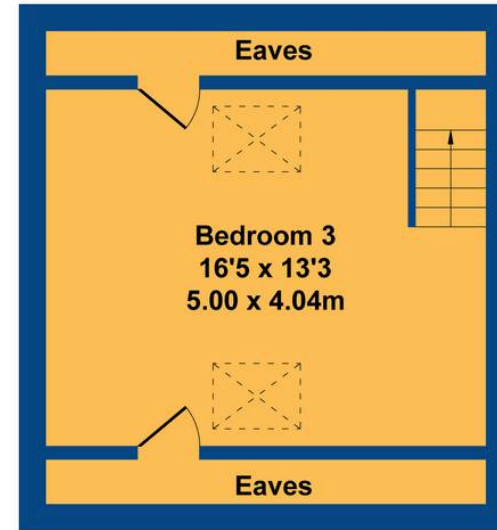
Approximate Gross Internal Area  
1238 sq ft - 115 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.





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