





118 Greenacres

Barry, Barry

Beautiful two bedroom end-of-terrace property with a spacious open-plan living/dining space, a modern kitchen and bathroom and a tranquil garden. Parking for 2 cars. Ideal for first-time buyers, small families or investors. EPC rating C72.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- TWO BEDROOM END-OF-TERRACE PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE/DINER WITH FRENCH DOORS TO THE GARDEN
- MODERN FITTED KITCHEN
- MODERN FIRST FLOOR FAMILY BATHROOM
- DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- EPC C72





Entrance Hallway

Entrance into the property via a uPVC front door with opaque glazing into the hallway. The hallway has tile effect laminate flooring, smooth walls and a smooth ceiling. A radiator, an archway to the kitchen and a door leading through into the lounge/diner.

Kitchen

7' 9" x 7' 9" (2.36m x 2.36m)

A continuation of the tile effect laminate flooring, smooth walls and a smooth ceiling. A good range of matching white eye and base level units. A complementing wood effect laminate worktop with a stainless steel sink inset with a mixer tap overtop. A subway tiled splashback. Space and plumbing for a washing machine, space for a fridge/freezer. Integrated appliances include an electric double oven, a stainless steel four ring gas hob and a stainless steel extractor hood. A concealed wall-mounted combi-boiler and a front aspect window.

Lounge/Diner

16' 11" x 11' 11" (5.16m x 3.63m)

Laminate wood effect flooring, smooth walls and a smooth coved ceiling. Two radiators, a carpeted staircase ascending to the first floor and double opening French doors leading out into the garden.

Landing

Carpeted with smooth walls and a textured ceiling. Loft access, doors leading off to two bedrooms, a bathroom and a storage cupboard.

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)

Carpeted with smooth walls and a textured coved ceiling. A rear aspect window, a radiator and a built-in double wardrobe.





Bedroom Two

10' 9" x 6' 10" (3.28m x 2.08m)

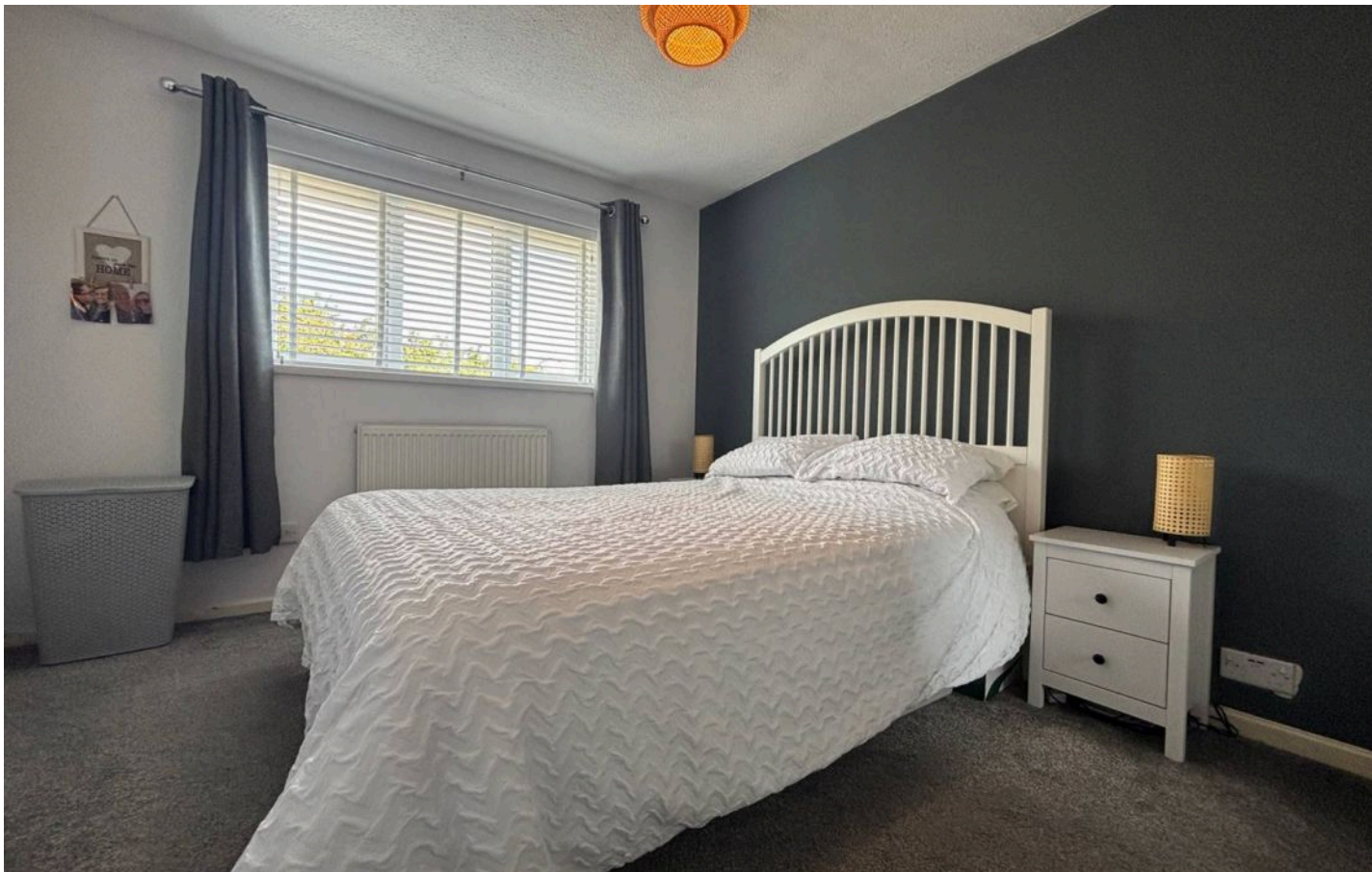
Carpeted with smooth walls and a textured ceiling. A front aspect window, a single built-in wardrobe and a radiator.

Bathroom

7' 8" x 4' 9" (2.34m x 1.45m)

Tile effect laminate flooring, full height porcelain wall tiling and a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a wall-mounted vanity wash basin with a stainless steel mixer tap overtop and a white bath with a thermostatic stainless steel shower inset and a glass shower screen. An opaque front aspect window and a chrome heated towel radiator.





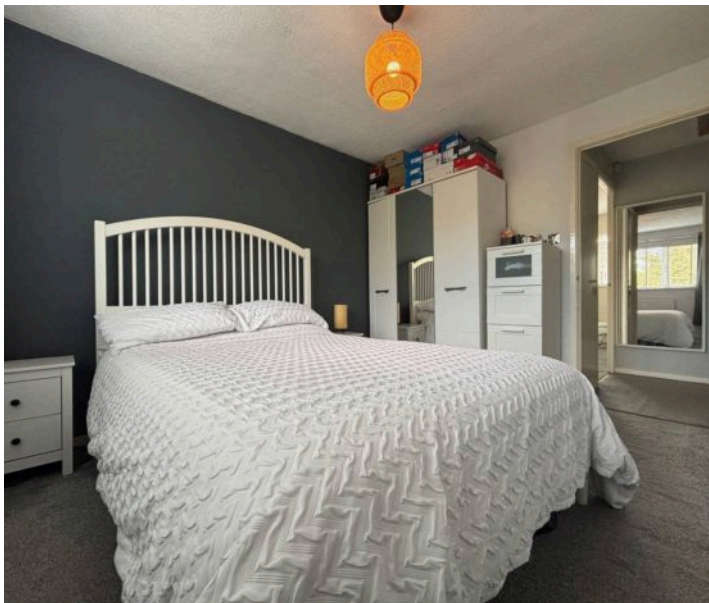
REAR GARDEN

Step out of the lounge/diner onto a well-appointed patio area perfect for al-fresco dining or relaxing in the sun. The remainder of the garden is laid to lawn. There is also a handy storage shed with electric and lighting. The garden has outside electric sockets and wall lights and is fully enclosed by well maintained feather edge fencing.

DRIVEWAY

2 Parking Spaces

Driveway parking for two vehicles



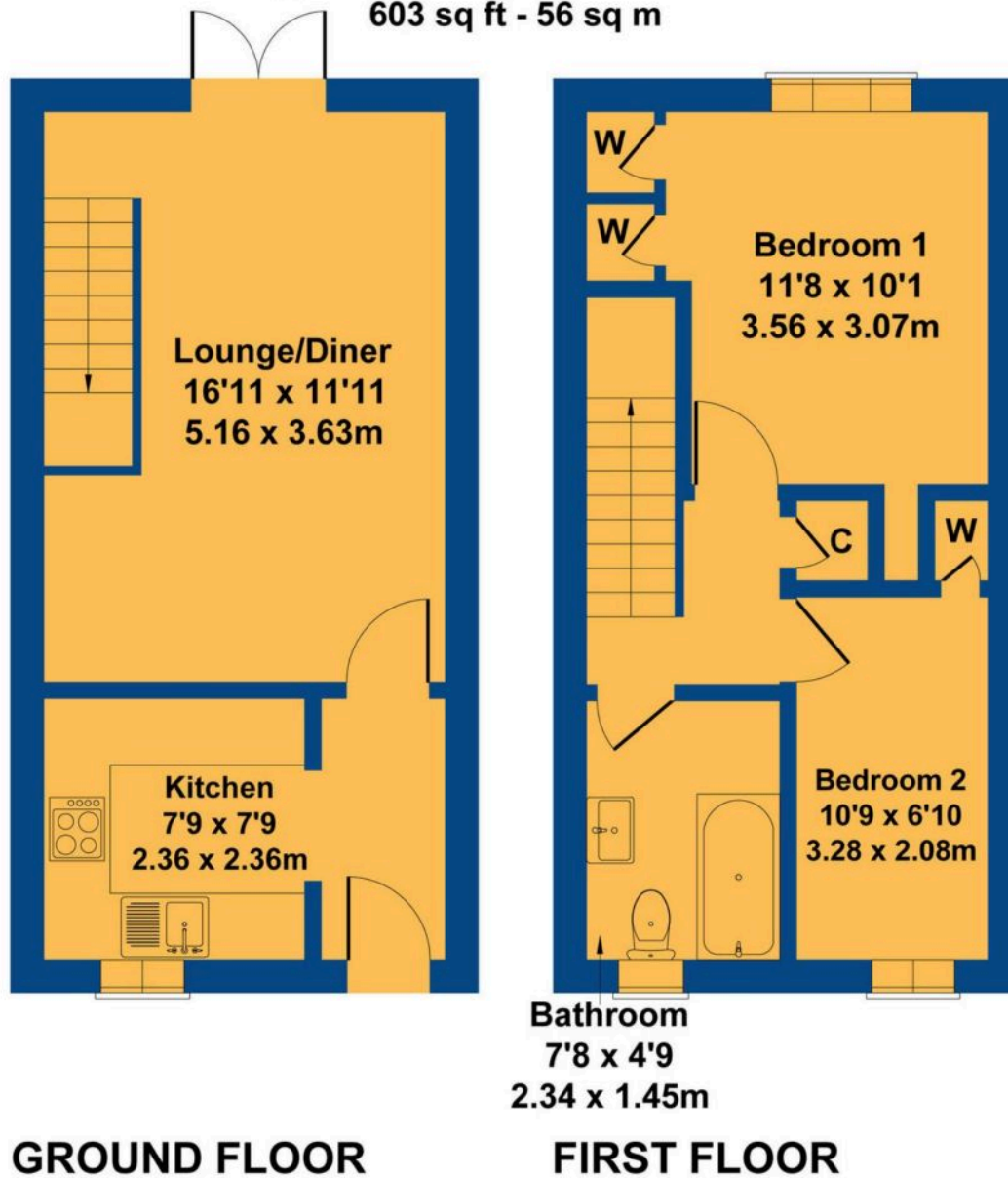




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Approximate Gross Internal Area

603 sq ft - 56 sq m




Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		



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