



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 29 Greenacres, Barry CF63 2PJ £239,995 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

This charming mid linked property placed on the Greenacres estate of Barry, boasting a delightful blend of modernity and comfort, this two-bedroom property is perfect for those seeking a cozy yet stylish home. Placed on the ever popular Greenacres Estate to the East of Barry. Local supermarkets, bus links, Palmerston Primary School and the link road leading to M4/Cardiff are all close by.

Briefly comprising, entrance hallway, modern fitted kitchen/diner with Bi-fold doors opening to rear and glass atrium ceiling (part of extension), living room with stairs rising to the first floor. To the first floor, two bedrooms and a family bathroom. To the front, tandem parking. To the rear, an enclosed garden with patio and laid to lawn enclosed by feather-edge fencing. Benefiting from gas central heating via a combination boiler, UPVC double glazing throughout.

VIEWING HIGHLY RECOMMENDED



## FRONT

Two car tandem driveway. Laid lawn. Pathway leading to UPVC double glazed opaque front door.

## Entrance Hallway

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Radiator. Stairs rising. Glazed door into lounge.

## Living Room

16'10" max x 11'8" max (5.13m max x 3.56m max )

Plastered ceiling. Plastered walls. Fitted carpet. UPVC double glazed window to front. Two radiators. Glazed door into kitchen diner.

## Kitchen Diner

20'7" max x 11'8" max (6.27m max x 3.56m max )

Smoothly plastered ceiling. Spotlights. Ceramic tiled flooring. Fitted kitchen comprising of wall units and base units. Electric oven. Four burner gas hob. Extractor over. Space for washing machine. Two bowl stainless steel sink. Integrated fridge. Integrated freezer. Glass Atrium. Two radiators. UPVC double glazed bi folding doors leading to garden.

## FIRST FLOOR

### Landing

Smoothly plastered ceiling. Spotlights. Attic hatch. Smoothly plastered walls. Fitted carpet. Doors leading to two bedrooms and family bathroom.

### Bedroom 1

12'1" max x 9'11" max (3.68m max x 3.02m max )

Plastered ceiling. Plastered walls with feature panelled wall. Fitted carpet. UPVC double glazed window to front. Built in cupboards. Radiator.

### Bedroom 2

11'1" max x 6'8" max (3.38m max x 2.03m max )

Smoothly plastered ceiling. Spotlights. Plastered walls. Fitted carpet. UPVC double glazed window to rear. Built in cupboards. Wall mounted combination boiler. Radiators.

## Family Bathroom

7'11" max x 4'11" max (2.41m max x 1.50m max )

Plastered ceiling. Smoothly plastered walls. Ceramic tiled floor. UPVC double glazed opaque window to rear. Close coupled cistern w.c. Vanity unit wash-hand basin. Double ended bath with mains pressured shower over.

## REAR

South west facing garden. Patio area. Enclosed with fence. Laid lawn. Shed.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

## COUNCIL TAX

Council tax band C

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property.

1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	88
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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