



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



## 18 Greenacres, Barry CF63 2PJ £245,000 Freehold

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

This beautifully presented end of terraced property renovated by its current sellers placed on the Greenacres estate of Barry, this two-bedroom property. 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, living / dining room, Fitted Kitchen / breakfast. To the first floor, two bedrooms and a family bathroom. To the front, Laid decorative chippings, driveway with access to garage / storage, block paved area offering ample additional parking. To the rear, an enclosed garden with laid to lawn, established shrubbery, Laid decorative slate chippings, enclosed by feather-edge fencing. Access to home office. Benefiting from gas central heating via a combination boiler, UPVC double glazing throughout.

VIEWING HIGHLY RECOMMENDED



## FRONT

Driveway with access to garage/storage. Block paved area providing additional parking. Laid decorative sandstone chippings. Pathway leading to a composite front door leading to entrance hallway.

## Entrance Hallway

3'10 x 4'11 (1.17m x 1.50m)

Textured ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Composite front door with obscured glass insert. Wooden door leading through to living / dining area.

## Living / Dining Room

11'09 x 16'07 (3.58m x 5.05m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. wooden door leading through to kitchen / breakfast area. Further wooden door leading through to the entrance hallway.

## Kitchen / Breakfast

7'10 x 11'09 (2.39m x 3.58m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window overlooking garden. UPVC double glazed door leading to rear. A modern fitted Shaker style kitchen, comprising of wall and base units. Wood laminate worktops. Composite sink. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood. Integrated fridge / freezer. Space for washing machine. Porcelain tiled metro style splash backs. A housed wall mounted combination boiler. Wooden door leading through to living / dining area.

## FIRST FLOOR

### First Floor Landing

2'08 x 5'09 (0.81m x 1.75m)

Textured ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wooden doors leading through to bedrooms one and two. A further wooden door leading through to the family bathroom.

### Bedroom One

9'09 x 13'09 (2.97m x 4.19m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wooden door leading through to the first floor landing.

### Bedroom Two

6'10 x 10'08 (2.08m x 3.25m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in storage. Wooden door leading through to the first floor landing.

### Family Bathroom

4'08 x 7'09 (1.42m x 2.36m)

Textured ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Porcelain tiled walls. Vanity wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wooden door leading through to the first floor landing.

## REAR

An enclosed rear garden, with Laid lawn. Planted established shrubbery. Laid decorative slate chippings. Feather edge fencing surrounding. Access to home office. UPVC double glazed patio door leading to kitchen / dining.

## HOME OFFICE

7'05 x 11'07 (2.26m x 3.53m )

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. lighting and power sockets. UPVC double glazed obscured glass door leading to rear garden.

## GARAGE

4'6 x 7'3 (1.37m x 2.21m)

Up on over garage door from front drive. Space for storage.

## 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.

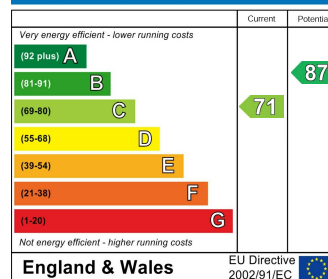
## PROCEEDS OF CRIME ACT 2002

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.

## 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.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

