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## 19 Greenacres, Barry CF63 2PJ £240,000 Freehold

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

This well presented end of terraced property placed on the Greenacres estate of Barry, 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. To the first floor, two bedrooms and a family bathroom. To the front, Laid to lawn, driveway with access to garage. To the rear, an enclosed spacious garden with laid to lawn, established shrubbery, paved patio area to rear and side, enclosed by feather-edge fencing. Benefiting from gas central heating via a combination boiler, UPVC double glazing throughout. Garage with roller shutter door and power and lighting.

VIEWING HIGHLY RECOMMENDED



## FRONT

Driveway. Laid to lawn. Paved pathway leading to a composite front door. Access to garage.

## Entrance Hallway

3'10 x 7'11 (1.17m x 2.41m)

Textured ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Composite front door with obscured glass insert. Wooden door leading through to garage. Through opening to kitchen. Further wooden door leading through to living / dining room.

## Kitchen

7'08 x 7'10 (2.34m x 2.39m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the front elevation. A modern fitted kitchen, comprising of wall and base units. Porcelain tiled splashbacks, would laminate worktops. Integrated four ring gas hob. Integrated oven. Space for fridge / freezer, space for washing machine. Stainless steel sink. Wall mounted Worcester combination boiler. Through opening to entrance hallway.

## Living / Dining Room

11'10 x 16'06 (3.61m x 5.03m)

Textured ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading to the rear garden. Fitted carpet staircase rising to the first floor. Wooden door leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

3'04 x 5'10 (1.02m x 1.78m)

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

### Bedroom One

9'09 x 13'05 (2.97m x 4.09m)

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

### Bedroom Two

6'11 x 10'07 (2.11m x 3.23m)

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

### Bathroom

4'09 x 7'05 (1.45m x 2.26m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Ceramic tiled splashback's. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading to the first floor landing.

## REAR

Enclosed spacious rear garden. Laid to lawn, patio area with French doors leading to the living / dining room. Planted established shrubbery. Feather edged fencing surrounding. UPVC double glazed door leading through to garage to the side.

## GARAGE

8'02 x 15'03 (2.49m x 4.65m)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Roller shutter door. UPVC double glazed patio door leading to the garden. Power and lighting. Wooden door leading to the entrance hallway.

## 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		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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

