



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



45 Greenmeadow Way, Barry CF62 3FH £390,000 Freehold

4 BEDS | 3 BATH | 2 RECEPT | EPC RATING B

A beautifully presented four bedroom detached home situated on the popular Golwg-Y-Mor development at the entrance of Rhoose Village, close to shops, public transport and other local amenities. Built in 2018 by Taylor Wimpey this 'elmsham' style home is placed on a premium spot with sea views and NHBC guarantee remaining.

Accommodation briefly comprises; entrance hallway with stairs rising, a light and airy living room to the front, W.C cloakroom and a well appointed high gloss fitted kitchen with integrated appliances, space for dining room table and French doors opening to the rear garden.

To the first floor; a master bedroom with en-suite shower room, bedroom two with en-suite shower room, and two further double bedrooms, and finally to the first floor a family bathroom.

To the front a low maintenance garden with laid to lawn and access to an integral garage with light and power. Ample parking and side access. To rear a private garden with laid decorative slate chippings, patio area, and sea views. The property benefits from 2018 UPVC double glazing throughout and gas central heating, Viewing highly recommended - A spacious detached family home in a highly desirable location.



FRONT

Driveway with access to integral garage. Laid to lawn. Composite front door leading to the entrance hallway. Far reaching channel views and views over the adjacent Greenland. Side access to rear. Additional parking in front of property.

Entrance Hallway

6'05 x 16'00 (1.96m x 4.88m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert. Wood framed door with glass insert leading through to the living room and also kitchen / dining area. Wood panelled door leading to the W.C. Cloakroom. Fitted carpet staircase rising to the first floor.

Living Room

10'10 x 18'02 (3.30m x 5.54m)

Smoothly plastered ceiling with pendant lighting and inset lights, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. Wood framed door with glass insert leading through to entrance hallway. Wood framed French doors with glass insert leading through to the kitchen / dining area.

Kitchen / Dining Area

9'07 x 28'01 (2.92m x 8.56m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. UPVC double glazed French doors leading out to the rear garden. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob, integrated double oven, stainless steel cooker hood. Space for fridge / freezer. Integrated dishwasher. Integrated washing machine. Stainless steel sink. Wood framed door with glass insert to the entrance hallway. Wood framed French doors leading to the living room.

W.C Cloakroom

2'9 x 5'9 (0.84m x 1.75m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Pedestal wash hand basin. Ceramic tiled splashback. Wood panelled door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'11 x 10'11 (2.11m x 3.33m)

Smoothly plastered ceiling with inset lights and loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood panelled doors leading to bedrooms one, two, three and bedroom four. Further wood panelled door leading to the family bathroom. Access to storage cupboards. Fitted carpet staircase rising from the ground floor.

Bedroom One

11'00 x 15'01 (3.35m x 4.60m)

Smoothly plastered ceiling with pendant lighting and inset lighting, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views views over adjacent Greenland. Double built-in wardrobes, plus single wardrobe giving additional storage. Wood panelled door leading to an en-suite shower room.

En-Suite Shower Room

6'03 x 6'09 (1.91m x 2.06m)

Smoothly plastered ceiling with vent extractor and inset lights, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Double shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Ceramic tiled splashbacks. Wood panelled door leading through to the master bedroom.

Bedroom Two

12'06 x 13'04 (3.81m x 4.06m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation with far-reaching channel views and views over the adjacent Greenland. Built-in double wardrobe, built in single wardrobe providing additional storage space. Wood panelled door leading through to the en-suite shower room. Further wood panelled door leading through to the first floor landing.

En-Suite Shower Room

5'11 x 9'10 (1.80m x 3.00m)

Smoothly plastered ceiling with vent extractor and inset lights, smoothly plastered walls. Ceramic tiled splashbacks. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Double shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to bedroom two.

Bedroom Three

9'10 x 10'02 (3.00m x 3.10m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching channel views. Wood panelled door leading to the first floor landing.

Bedroom Four

8'10 x 10'02 (2.69m x 3.10m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching channel views. Double built-in wardrobe. Wood panelled door leading out to the first floor landing.

Family Bathroom

6'00 x 7'05 (1.83m x 2.26m)

Smoothly plastered ceiling with vent extractor and inset lights, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the rear elevation. Ceramic tiled splashback's. Pedestal wash hand basin, Close coupled toilet, Bath. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden with side access to front. Feather edged fencing surrounding. Laid decorative slate chippings. Paved patio area providing ample room for garden furniture. UPVC double glazed French doors leading through to the kitchen / diner area. Views over the adjacent Greenland and far reaching channel views.

GARAGE

9'01 x 19'09 (2.77m x 6.02m)

Smoothly plastered ceiling, smoothly plastered walls. Up and over garage door. Power and lighting. Wall mounted boiler for central heating only.

COUNCIL TAX

Council tax band F

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.



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