



## 12 Greenbanks Drive, Barry CF62 8HZ Chain Free £560,000 Freehold

4 BEDS | 3 BATH | 4 RECEPT | EPC RATING C

**\*\*NO CHAIN\*\*** A much loved substantial four bedroom detached family home, offering spacious living throughout and placed off Colcot Road, Barry with easy links to Cardiff and M4. Shops, schools and public transport are all within walking distance.

Accommodation briefly comprises; entrance hallway, spacious living room with French doors leading to the rear terrace and garden, through to a dining room, a modern fitted kitchen and utility room. Also to the ground floor is four bedrooms all with built in wardrobes and a shower room with separate bathroom. To the first floor, spacious living room with French doors leading out to a balcony with far reaching views across the vale, and a separate bar area. Study/office, spacious games room, sauna, gym and a family shower room. This impressive property is benefiting from gas central heating via a combination boiler and UPVC double glazing throughout.

To the front, a spacious driveway leading to a double garage, planted established shrubbery and access to the rear. To the rear an enclosed mature rear garden, with raised decked terrace leading from living & bedrooms areas, patio area, laid lawn, planted shrubs and flowers, Access to a sunroom with a sunken hot tub. An additional outbuilding with lighting power and separate W.C Cloakroom. An ideal family home - viewing is essential to appreciate.



## FRONT

Gated driveway, with access to a double garage and providing ample parking. Planted established shrubbery. UPVC double glazed front door leading to the entrance hallway. Side access to rear.

## Entrance Hallway

5'09 x 21'08 (1.75m x 6.60m)

Textured ceiling with decorative coving, smoothly plastered walls. Solid Oak flooring. Wall mounted radiators. UPVC double glazed front door with obscured glass insert and side window. Wooden French doors with glass inserts leading through to the living room. Further wooden door leading to dining room, and kitchen. Through opening to utility room. Access to garage. Built in storage.

## Living Room

16'00 x 19'05 (4.88m x 5.92m)

Textured ceiling, smoothly plastered walls with decorative coving. Fitted carpet flooring. Wall mounted radiators. Featured brick wall with log burning fire. UPVC double glazed windows overlooking front drive. UPVC double glazed French doors leading out to the rear garden. Through opening to dining room. French doors leading through to the entrance hallway.

## Dining Room

9'09 x 13'02 (2.97m x 4.01m)

Textured ceiling with decorative coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window and door leading to the rear garden. Wood revealed staircase rising to the first floor. Wooden door with glass inserts leading through to the entrance hallway. Through opening to the living room.

## Kitchen

13'03 x 13'08 (4.04m x 4.17m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled flooring. Wall mounted vertical radiator. UPVC double glazed window and door leading to the rear garden. A Fitted kitchen comprising of wall and base units. Marble effect laminate worktops and upstands. Integrated fridge and freezer, integrated double oven. Integrated induction hob. Stainless steel cooker hood with glass Shroud. Integrated microwave. Integrated dishwasher. 1 and 1/2 bowl stainless steel sink. Through opening to hallway. Wooden door leading to the entrance hallway.

## Utility Room

7'09 x 10'08 (2.36m x 3.25m)

Textured ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window and door to the side elevation. Wall and base units. Marble effect laminate worktops and upstands. Stainless steel 1 and 1/2 bowl sink. Access to storage. Through opening to the entrance hallway.

## Hallway

3'02 x 31'05 (0.97m x 9.58m)

Textured ceiling with decorative coving, smoothly plastered walls with dado rail and decorative panelling. Wood flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wooden doors leading to bedrooms one, two, three and bedroom four. Further wooden door leading to a shower room, and separate bathroom. Through opening to kitchen.

## Bathroom

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

Textured ceiling with vent and spotlights. Porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side. Bath with thermostatically controlled shower overhead. Pedestal wash basin. Close coupled toilet. Wooden door leading through to the hallway.

## Bedroom One

12'05 x 12'08 (3.78m x 3.86m)

Textured ceiling with coving, smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Built-in wardrobes. Wooden door leading through to the hallway.

## Bedroom Two

9'02 x 12'08 (2.79m x 3.86m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in wardrobes. Wooden door leading through to the hallway.

## Bedroom Three

8'05 x 12'08 (2.57m x 3.86m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wooden door leading to the hallway.

## Bedroom Four

11'01 x 12'08 (3.38m x 3.86m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Built in wardrobes. Wooden door leading through to the hallway.

## Shower Room

7'06 x 8'00 (2.29m x 2.44m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls. Porcelain tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin. Double walk-in shower with thermostatically controlled shower overhead. Close coupled toilet. Wooden door leading through to the entrance hallway.

## FIRST FLOOR

## First Floor Landing

3'07 x 5'06 (1.09m x 1.68m)

Smoothly textured ceiling, smoothly plastered walls. Fitted carpet flooring. Staircase rising from the ground floor. Wooden door with glass insert leading through to living room.

## Living Room

19'06 x 20'01 (5.94m x 6.12m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. Feature fire place. UPVC double glazed window and French doors leading out to a balcony with far-reaching views of the Vale. Bar area. Wooden door with glass insert leading through to landing.

## Hallway

9'02 x 13'05 (2.79m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Velux window. Wooden door with glass inserts leading to Study/office, games room, shower room and gym and sauna area.

## Office / Study

5'01 x 9'10 (1.55m x 3.00m)

Smoothly plastered ceiling with Velux window, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wooden door with glass insert leading to the hallway.

## Games Room

16'04 x 52'08 (4.98m x 16.05m)

Smoothly plastered ceilings with Velux window. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed window to the rear. Wooden door with glass insert leading through to the hallway.

## Shower Room

7'09 x 11'10 (2.36m x 3.61m)

Smoothly plastered ceiling with Velux window, smoothly plastered walls. Wood flooring. Wall mounted radiator. Vanity units, Vanity wash hand basin, vanity toilet. Shower with electric shower overhead. Wooden door with glass insert leading through to the hallway.

## Gym / Sauna / Shower Room

17'09 x 17'11 (5.41m x 5.46m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. UPVC double glazed window to side and rear elevations. Built in storage. Shower cubicle with electric shower overhead. Wooden sauna, & ample room for Gym Equipment. Steps ascending to a wooden door with glass inserts leading to the hallway.

## REAR

A rear enclosed garden with raised decked terrace with access from living areas and bedrooms. Steps ascending to a laid lawn area. Paved pathway. Planted established shrubbery. Storage building to the rear of the property. Access to Sunroom & Sauna. A further outbuilding is positioned to the rear of the garden with lighting power and W.C Cloakroom.

## Sunroom & Spa

Access from the rear terrace. Ceramic tiled flooring. UPVC double glazed windows. UPVC double glazed French doors leading to a decked balcony overlooking the garden. Sunken Spa (to Remain).

## Outbuilding & W.C

Wooden panelled ceiling, smoothly plastered walls. Wood laminate flooring. UPVC double glazed windows overlooking garden. UPVC double glazed patio doors. W.C Cloakroom. Power and Lighting.



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