



118 Greenacres, Barry CF63 2PN £225,000 Freehold

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

A BEAUTIFULLY PRESENTED HOME - CALL NOW TO BOOK YOUR VIEWING.....A two bedroom, modern, end of link property with driveway, 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 overlooking front and living / dining room with stairs rising to the first floor and French doors opening to the rear enclosed garden. To the first floor, two bedrooms and a recently renovated family bathroom. To the front, driveway with side access to garden. To the rear, an enclosed garden with patio and laid to lawn and planted established shrubbery. Storage shed with power and lighting. Benefiting from gas central heating via combination boiler. UPVC double glazing throughout.

Viewing is highly recommended to appreciate.



FRONT

Lawn area with pathway leading to a UPVC double glazed front door opening to the entrance hallway. Tarmac driveway for multiple vehicles. Wooden gate leading to the rear garden. Outside lighting, electric sockets and tap.

Entrance Hallway

8'5 x 3'8 (2.57m x 1.12m)

Smoothly plastered ceiling, plastered walls. Tile effect laminate flooring. Wall mounted radiator. Wooden door opening to the living room. Archway to kitchen.

Kitchen

7'9 x 7'9 (2.36m x 2.36m)

Plastered ceiling, plastered walls with ceramic splash back tiles. Tiled effect laminate flooring. UPVC double glazed window overlooking the front. Kitchen comprises of wall units, base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Space for fridge/freezer. Plumbing for washing machine. Integrated electric oven and gas hob. Extractor fan above.

Living/Dining

16'11 x 11'11 (5.16m x 3.63m)

Plastered ceiling with coving. Plastered walls. Laminate flooring. UPVC double glazed French doors opening to the rear garden. Fitted carpet stairs rising to the first floor. Wall mounted radiators.

FIRST FLOOR

First Floor Landing

Textured ceiling with inset spotlights. Plastered walls, fitted carpet flooring, loft access (fully boarded with shelving). Wooden doors opening to bedrooms and family bathroom.

Bedroom One

11'8 x 10'1 (3.56m x 3.07m)

Textured ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear garden. Fitted wardrobes. Wall mounted radiator.

Bedroom Two

10'9 x 6'10 (3.28m x 2.08m)

Textured ceiling with coving, plastered walls and fitted carpet flooring. Fitted wardrobe. UPVC double glazed window to the front elevation. Radiator.

Family Bathroom

7'8 x 4'9 (2.34m x 1.45m)

Plastered ceiling with inset spotlights. Porcelain tiled walls. Tiled effect laminate flooring. UPVC opaque glass window to the front elevation. Bathroom comprises of; bath with mixer tap over. Mains operated shower. Close coupled toilet. Vanity wash hand basin with mixer tap and storage under. Towel rail heater.

REAR

Fully enclosed garden with feather edge fencing surrounding. Laid to lawn with paved patio. Space for garden shed, further workshop with electric and lighting. Outside electric sockets and wall lights.

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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