





117 Greenacres

Barry, Barry

Modern two bedroom mid-terrace with spacious lounge/diner, modern fitted kitchen and first floor family bathroom, enclosed rear garden, allocated parking, gas central heating and double glazing. Ideal for first time buyers or investors alike!

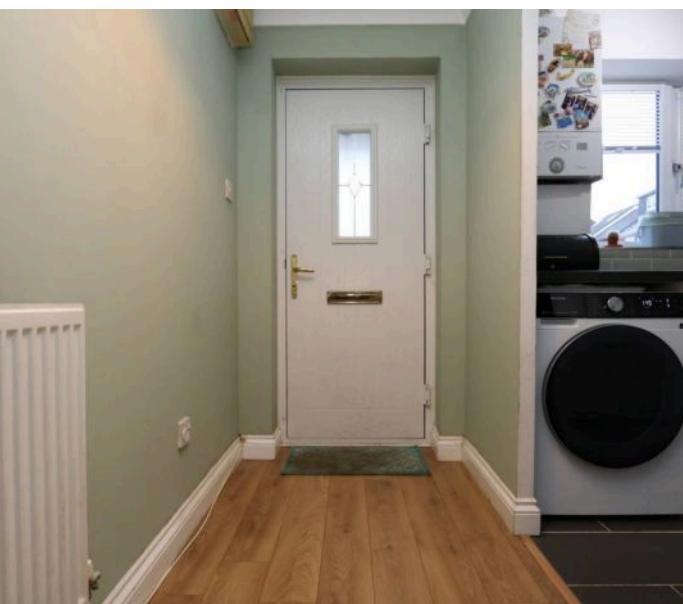
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- TWO BEDROOM MID-TERRACE PROPERTY
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY OR INVESTMENT
- MODERN FITTED KITCHEN
- MODERN FIRST FLOOR FAMILY BATHROOM
- ALLOCATED PARKING
- FULLY ENCLOSED REAR GARDEN
- EPC C75





Hallway

Entrance into the property via a composite front door with opaque glazing into an entrance hallway. The hallway has wood-effect flooring, smooth walls and a smooth coved ceiling. There is a radiator, an archway leading into the kitchen and a door giving access to the lounge diner.

Kitchen

7' 9" x 7' 9" (2.37m x 2.37m)

The kitchen has tiled flooring, smooth walls and a smooth ceiling. There is a front aspect window and a wall-mounted combi boiler. The kitchen comprises a good range of matching eye and base level units with complementing black laminate worktops. There is a stainless steel sink inset with a stainless steel mixer tap over top and a subway tiled splash-back.

Integrated appliances include a single oven, a four ring gas hob and a stainless steel extractor hood.

There is also space/plumbing for a washing machine and fridge/freezer.

Lounge/Diner

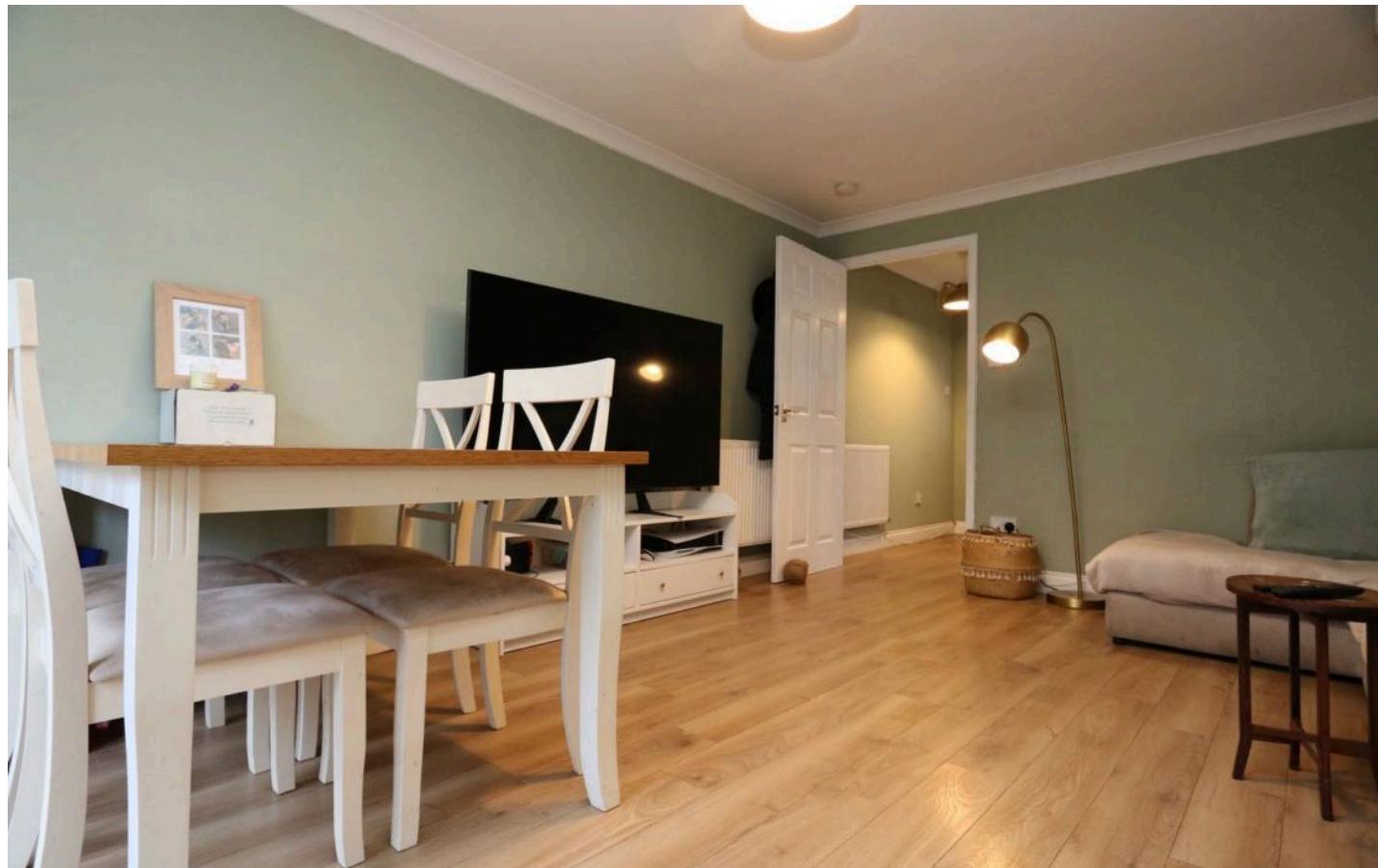
17' 6" x 11' 10" (5.33m x 3.61m)

The lounge/diner has wood effect flooring, smooth walls and a smooth coved ceiling. There are two radiators and double opening French doors leading out into the garden. There is ample space for both living and dining furniture as required. A carpeted staircase leads up to the first floor.

Landing

A carpeted staircase leads up to a carpeted landing. The landing has smooth walls and a smooth coved ceiling. Doors lead off to two bedrooms, a storage cupboard and the family bathroom. There is also loft access.





Bedroom One

11' 10" x 9' 11" (3.60m x 3.01m)

Bedroom one is carpeted with smooth walls and a smooth coved ceiling. There is a rear aspect window, a radiator and a built-in double wardrobe.

Bedroom Two

10' 10" x 6' 11" (3.30m x 2.10m)

Bedroom two is carpeted with smooth walls and a smooth coved ceiling. There is a front aspect window, a radiator and a single built-in wardrobe.

Bathroom

7' 10" x 4' 8" (2.40m x 1.42m)

The bathroom has tiled flooring, fully tiled walls and a smooth ceiling with spotlights. There is a three piece white suite comprising a WC with a push button flush, a vanity wash basin with a stainless steel mixer tap over top and a P-shaped bath with a thermostatic stainless steel shower inset and a glass shower screen. There is also a front aspect opaque window and a chrome towel rail.





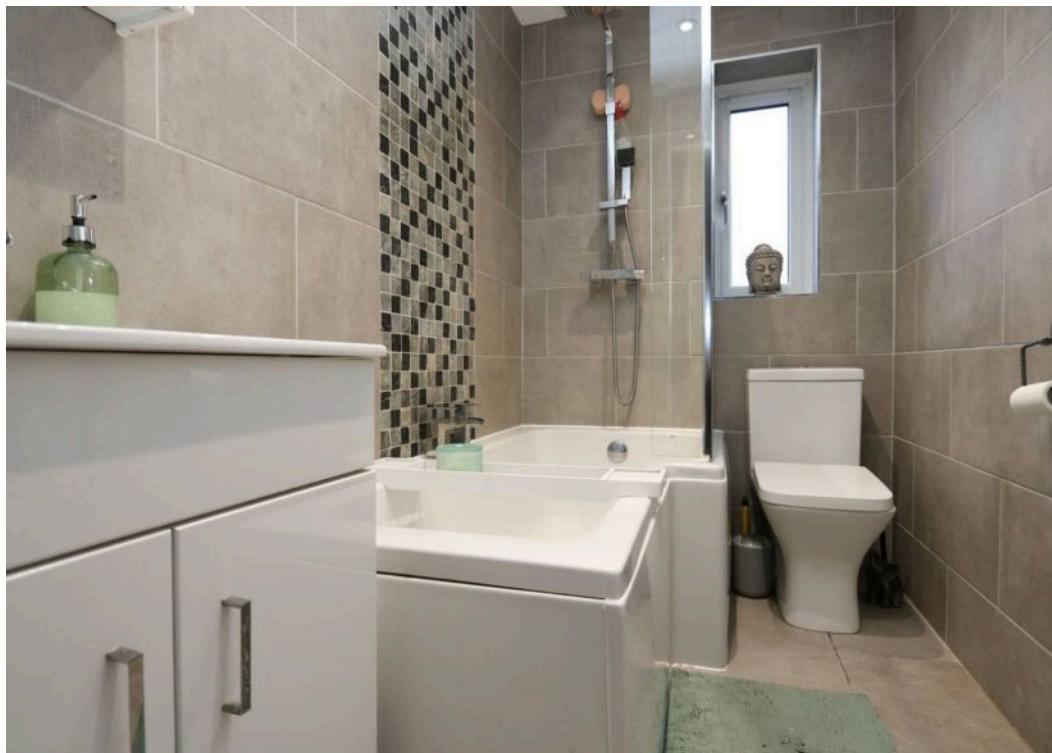
REAR GARDEN

Step out of the French doors from the lounge/diner onto an initial patio area which is perfect for outdoor seating. The remainder of the garden is laid to lawn. The garden is fully enclosed by timber fencing.

ALLOCATED PARKING

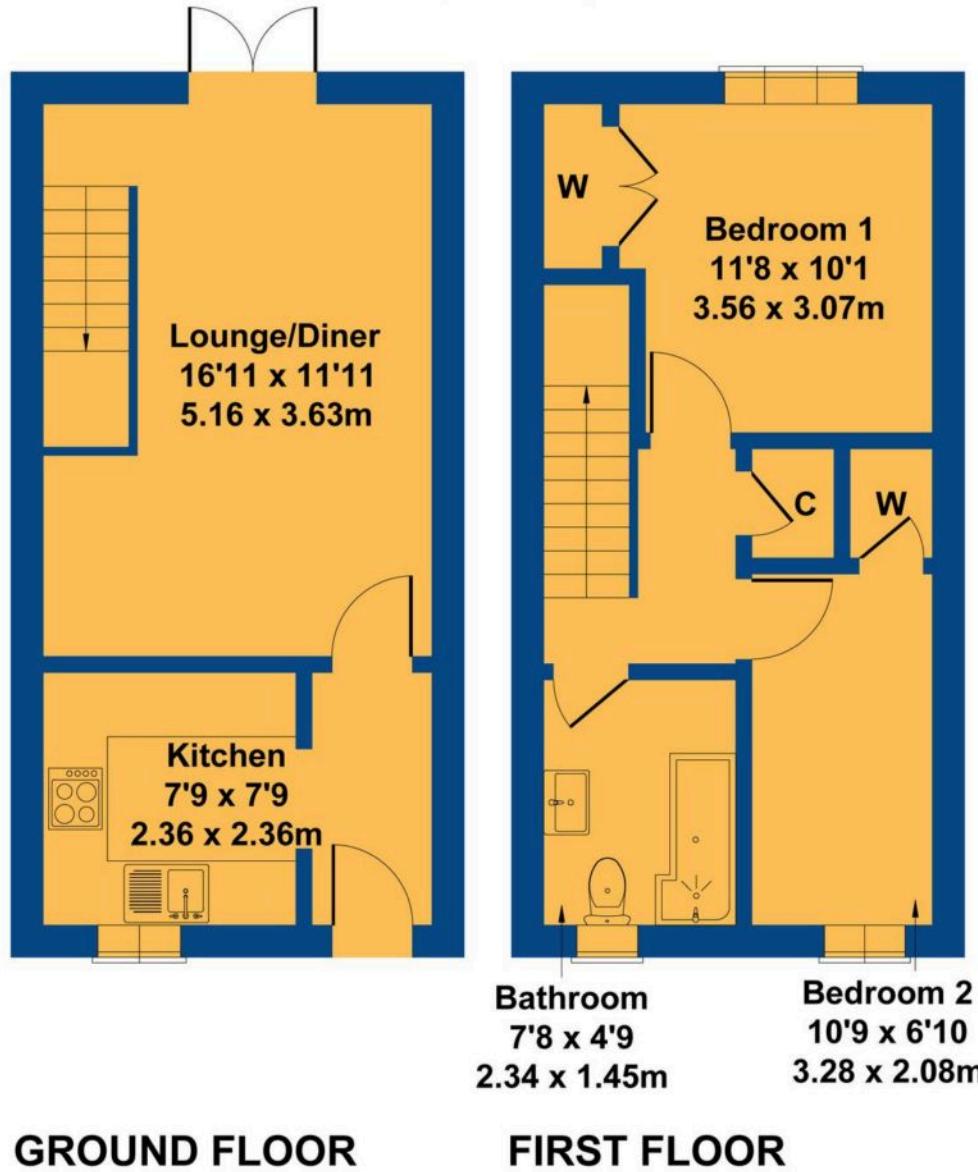
1 Parking Space





117 Greenacres

Approximate Gross Internal Area
603 sq ft - 56 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.