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126 Greenacres, Barry CF63 2PN
Chain Free £350,000 Freehold

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

Situated in the charming area of Greenacres, Barry, this beautifully presented detached family home offers a perfect blend of modern living and comfort. Recently refurbished, the property boasts a newly fitted kitchen that is both stylish and functional, making it an ideal space for culinary enthusiasts and family gatherings alike.

With three spacious reception rooms, there is ample room for relaxation and entertainment. Each room is designed to create a warm and inviting atmosphere, perfect for hosting friends or enjoying quiet evenings at home.

One of the standout features of this property is the impressive four bathrooms spread over two floors, ensuring convenience and privacy for everyone. Additionally, the hobby loft area, complete with an en-suite, offers a versatile space that can be used as a home office, studio, or further accommodation.

For those with vehicles, the property includes parking for up to three vehicles and EV charger, a valuable asset in today's busy world. The overall presentation of the house is immaculate, making it a move-in ready home for its new owners.

In summary, this delightful detached house in Greenacres is a rare find, combining modern amenities with spacious living areas, making it an excellent choice for families or anyone seeking a comfortable and stylish home. Don't miss the opportunity to make this exceptional property your own.







FRONT
Front elevation: block-paved driveway for multiple vehicles; EV charging point; two side access gates to rear elevation; wall-mounted lighting.

Entrance Porch
Smoothly plastered ceiling and walls; wood-effect flooring throughout. UPVC double-glazed window to side aspect; UPVC double-glazed front door to front elevation. Storm porch includes fitted storage cupboards.

Hallway
Smoothly plastered ceiling and walls with decorative wood panelling. Fitted carpeted stairs rising to first floor with wooden balustrade. Wall-mounted modern vertical heater. Wooden glass-panel oak doors to storm porch; double wooden panelled oak glass-panel doors to living room. Wooden door to WC cloakroom.

W.C/Cloakroom
5'3 x 3'1 (1.60m x 0.94m)
Plastered ceiling with inset extractor fan; plastered and tiled walls. Close-coupled toilet; wall-mounted ceramic basin with mixer tap; vertical towel rail heater.

Living Room
19'7 x 10'2 (5.97m x 3.10m)
Smoothly plastered ceiling with pendant lighting; smoothly plastered walls. Continuation of wood-effect flooring. UPVC double-glazed window to side aspect. Modern wall-mounted radiators in chrome finish. Sliding UPVC double-glazed doors to sunroom. Opens into kitchen via wooden oak-finish door.

Sun Room
13'3 x 11'2 (4.04m x 3.40m)
Polycarbonate PVC roof; UPVC double-glazed windows surrounding. Wood-effect flooring; chrome-finished socket surrounds. UPVC double-glazed French doors to rear garden. Wall lighting; underfloor heating.

Kitchen
15'8 x 8'0 (4.78m x 2.44m)
Plastered ceiling and walls; continuation of wood-effect flooring. UPVC double-glazed window overlooking sunroom. Shaker-style: wall and base units; laminate work surfaces. Integrated electric oven and gas hob with extractor fan above; ceramic splashback tiles. Integrated fridge and freezer; wall-mounted radiator; plumbing for washing machine. Stainless steel sink with mixer tap and drainboard.. Wooden door into converted garage (study/playroom/further bedroom).

Sitting Room/Play Room
15'9 x 8'0 (4.80m x 2.44m)
Plastered ceiling with coving; plastered walls; continuation of wood-effect flooring. Chrome-finished sockets; loft access; storage cupboard with wooden oak-finish door. UPVC double-glazed window to front aspect; wall-mounted radiator. Side door: composite obscure glass double-glazed door to side aspect. Wooden oak-finish door to ground floor shower room.

Wet Room
5'6 x 4'8 (1.68m x 1.42m)
PVC cladding to ceiling; plastered; tiled walls; vinyl flooring. UPVC double-glazed obscure glass window to front aspect. Close-coupled toilet; mains-operated shower; wall-mounted ceramic sink with mixer tap; wall-mounted radiator.

FIRST FLOOR

Landing
Smoothly plastered ceiling and walls with decorative wood panelling; fitted carpet. Wooden oak doors to bedrooms and family bathroom. Wooden balustrade; fitted carpeted stairs descending to ground floor with decorative wood panelling. Wooden door with fitted carpeted stairs rising to second floor.

Master Suite
11'5 x 10'2 (3.48m x 3.10m)
Smoothly plastered ceiling and walls; fitted carpet. UPVC double-glazed window to rear elevation; wall-mounted radiator. Chrome socket surrounds; wooden door to ensuite.

En-Suite
8'5 x 4'7 (2.57m x 1.40m)
Plastered ceiling with extractor fan; tiled walls; vinyl flooring. UPVC double-glazed obscure glass window to side elevation. Pedestal wash hand basin with twin taps; close-coupled toilet. Wall-mounted radiator; separate shower cubicle with glass screen and mains-operated shower; shaver points

Bedroom Two
11'5 x 8'0 (3.48m x 2.44m)
Plastered ceiling and walls; fitted carpet. Fitted wardrobes and drawers. UPVC double-glazed window to rear elevation; wall-mounted radiator.

Bedroom Three
9'2 x 8'4 (2.79m x 2.54m)
Plastered ceiling and walls; fitted carpet. UPVC double-glazed window to front elevation; wall-mounted radiator.

Family Bathroom
6'5 x 6'1 (1.96m x 1.85m)
Smoothly plastered ceiling with extractor fan; plastered walls with part tiling. Tile-effect vinyl flooring; vertical towel rail heater. P-shaped bath with glass screen, mains-operated shower over, mixer tap. Vanity wash basin with storage, ceramic sink, mixer tap; close-coupled toilet; shaver points. UPVC double-glazed obscure glass window to front aspect.

Hobby Area
12'9 x 14'0 (3.89m x 4.27m)
Smoothly plastered ceiling with inset spotlights; smoothly plastered walls; solid wood flooring. UPVC double-glazed obscure glass window to rear elevation. Fitted wardrobes with sliding mirrored doors; storage to eaves; wall-mounted radiator. Wooden door to ensuite shower room.

Shower Room
8'9 x 3'5 (2.67m x 1.04m)
Smoothly plastered ceiling with inset spotlights; tiled walls and flooring. UPVC double-glazed obscure glass window to rear elevation. Pedestal wash hand basin; additional vanity wash hand basin with ceramic sink, mixer tap, storage. Close-coupled toilet; walk-in shower with sliding screen; electric jet shower with handheld attachment. Extractor fan; wall-mounted radiator.

REAR GARDEN
A spacious corner plot with brick built walls and timber fencing surrounding. A selection of wall lighting. Paved patio and a raised patio with artificial grass. Outside tap. Access to the front on either side via wooden gates.

COUNCIL TAX
Council tax band D.

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.

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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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