Greenacres

BARRY, CF63 2PJ

GUIDE PRICE £265,000

Hern & Crabtree

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A beautifully presented three-bedroom home with a garage, driveway parking and an attractive enclosed rear garden.

The ground floor opens into a welcoming entrance hall with access to the integral garage and a modern fitted kitchen. The kitchen offers an excellent range of white Shaker-style wall and base units, contrasting work surfaces and tiled splashbacks, together with space for a selection of appliances. To the rear is the real heart of the home – a superb lounge/dining room with large windows and French doors onto the rear garden.

Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double, while the remaining two bedrooms provide versatile accommodation, currently arranged as a nursery and home office respectively.

The contemporary family bathroom is finished with crisp white metro-style tiling and comprises a bath with shower over, wash hand basin with fitted storage beneath and WC, complemented by a chrome heated towel rail.

Outside, the enclosed rear garden with a timber garden shed providing useful additional storage. To the front, the property benefits from a driveway providing off-road parking together with access to the integral garage.

Approx 908.00 sq ft

Council Tax Band: D

Entrance Hall
Entered via a uPVC front door into a welcoming hallway with wood-effect flooring, radiator, staircase rising to the first floor and doors providing access to the kitchen, garage and lounge/diner.

Kitchen
A modern fitted kitchen featuring a range of white Shaker-style wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating a gas hob with extractor over, double oven, sink and drainer, together with space for a washing machine, tumble dryer and fridge/freezer. Window to the front.

Lounge/Diner
A wonderfully spacious and bright reception room with ample space for both lounge and dining furniture. Wood-effect flooring, two radiators and French doors opening directly onto the rear garden, accompanied by an additional rear-facing window.

Landing
Providing access to all three bedrooms and the family bathroom, with useful built-in storage.

Bedroom One
A generous double bedroom with wood-effect flooring, radiator and a wide window providing plenty of natural light. Ample space for wardrobes and additional bedroom furniture.

Bedroom Two
A well-proportioned bedroom with wood-effect flooring, radiator and window. Currently arranged as a home office, demonstrating its versatility.

Bedroom Three
A bright third bedroom currently arranged as a nursery, with wood-effect flooring, radiator and window.

Bathroom
A stylish family bathroom comprising a panelled bath with shower over and glass screen, wash hand basin with fitted vanity storage and WC. Finished with white metro-style tiling, patterned flooring, chrome heated towel rail and obscured window.

Garage
A useful integral garage accessed from the driveway and internally from the entrance hall, providing secure parking or excellent additional storage.

Garden
An attractive and enclosed rear garden with a paved patio adjoining the property, leading onto a good-sized lawn with established shrubs and planted borders. Timber garden shed and fenced boundaries complete the space.

Front
Driveway providing off-road parking and access to the integral garage.

Additional Information
Freehold. Council Tax Band D (Vale of Glamorgan). EPC rating.

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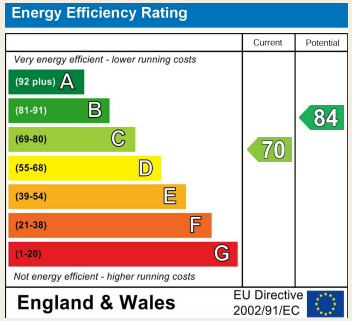

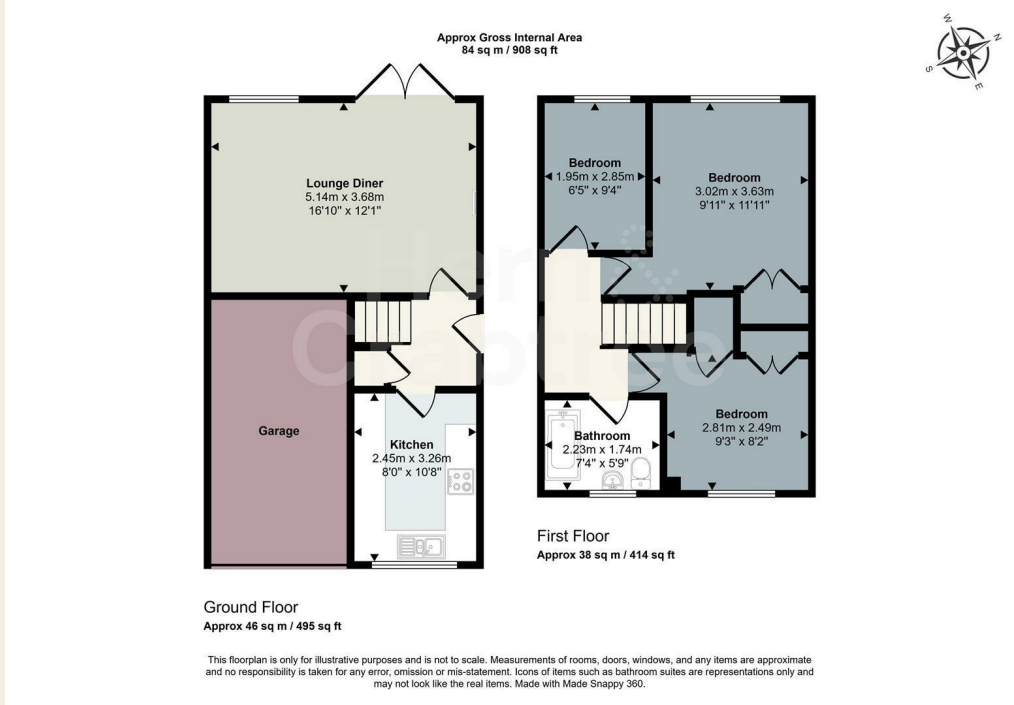

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