







## 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!

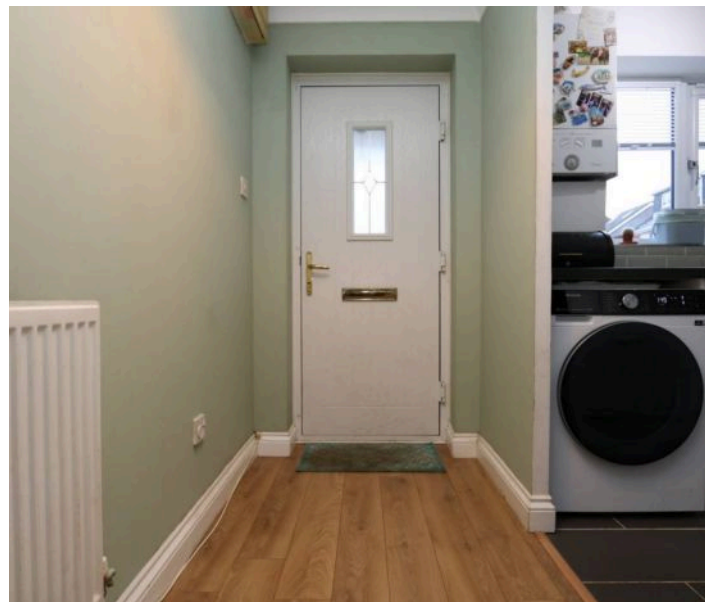
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 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 TBC





### 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.

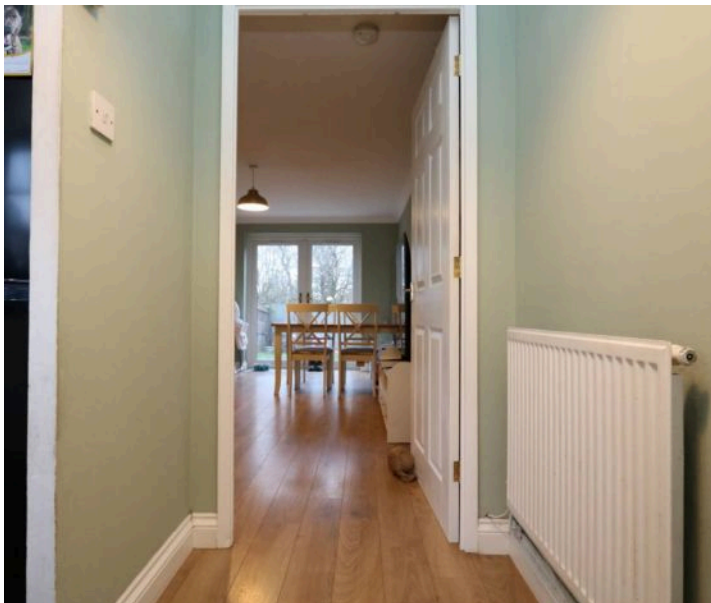
### Lounge/Diner

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













## Chris Davies Estate Agents

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