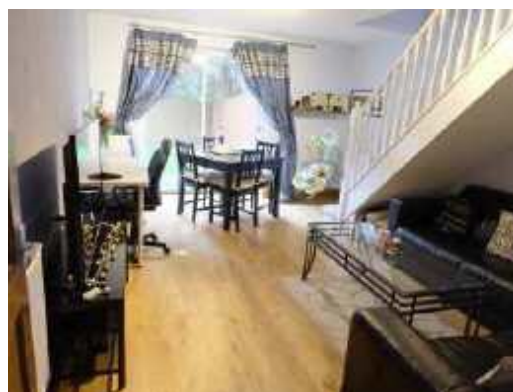




115 Greenaces, Barry

£155,000

*** NEW *** Priory Estates are delighted to welcome to the market this two bedroom modern end of link property situated on a good size plot and may be suitable for extension subject to usual planning consent. Situated on the East End of Barry and with great links to Cardiff and the M4. Briefly comprising entrance hallway, kitchen, lounge and to the first floor are two bedrooms and a family bathroom. The attic has been boarded and has velux windows. Benefitting from gas central heating and double glazing throughout.



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Entrance Hallway

Entered via attractive composite front door. Wood flooring. Radiator. Archway to Kitchen and door to Lounge.

Kitchen 7'10 x 7'9 (2.39m x 2.36m)

Double glazed window to the front. Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance and space for fridge/freezer. Four burner gas hob and electric oven with extractor over. Ceramic tile to splash back. Vinyl flooring.

Lounge 17'5 x 12' (5.31m x 3.66m)

Continuation of wood block flooring, Radiator. Double glazed french doors overlooking the garden. Carpeted stairs rising to the first floor.

First Floor Accommodation

Access to loft space. Doors to all rooms including airing cupboard.

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

Main double bedroom with double glazed window to the rear. Wood floor. Radiator. Fitted double wardrobe.

Bedroom Two 10'9 x 6'9 (3.28m x 2.06m)

Double glazed window to the front. Wood flooring. Radiator. Fitted single wardrobe.

Bathroom

Double glazed opaque window to the front. Suite to comprise closed cistern w/c bath and pedestal wash hand basin. Radiator. Ceramic tile flooring and ceramic tile to all walls.

Outside

To the front: Front garden laid to lawn. Driveway providing off road parking.

To the side: Spacious side garden laid to paving. Shed.

To the rear: South facing rear garden laid to lawn.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	