



## 112 GREENACRES, BARRY, CF63 2PN £139,950

Modern two bedroom mid link property situated towards the East end of Barry close to schools and bus routes. Easy access to Cardiff, Penarth and M4 corridor.

Accommodation briefly comprising; Entrance hall. Kitchen. Living room. Two bedrooms and family bathroom to the first floor. Driveway providing off road parking. Good size enclosed rear garden.

The property also benefits from UPVC double glazing throughout and gas central heating via combination boiler. Offered for sale with no chain. EPC rating: C.

OFFERED FOR SALE WITH NO CHAIN



# 112 GREENACRES, BARRY, CF63 2PN

## ACCOMMODATION

### ENTRANCE

Via wood door with lead design glazed panel leading into;

### HALLWAY

Wall mounted consumer unit. Radiator. Power points. Wood effect laminate flooring. Archway through to;

### KITCHEN 8'5" x 7'11" max (2.57m x 2.41m max)

UPVC double glazed window to front elevation. Range of wall and base units with high gloss work surfaces over. Fully tiled to splash back areas. Composite sink and drainer with mixer tap over. Built in electric oven with inset four ring gas hob and extractor fan above. Space for upright fridge/freezer. Plumbing for washing machine. Wall mounted Worcester combination boiler operating hot water and central heating, installed 2014. Wall mounted central heating thermostat. Power points. Tiling to floor.

### LOUNGE 17'5" x 11'10" max (5.31m x 3.61m max)

Double glazed patio doors overlooking and leading out to the garden. Decorative coving to ceiling. Smoke detector. Ample room for leisure and dining furniture. Two radiators. Telephone and power points. Wood effect laminate flooring. Fitted carpet to stairs rising to first floor landing.

### FIRST FLOOR LANDING

Access to loft space. Smoke detector. Fitted carpet. Doors off to bedrooms and bathroom.

### BEDROOM ONE 13'4" x 9'9" max (4.06m x 2.97m max)

UPVC double glazed window to rear elevation overlooking the garden and mature trees. Built in double wardrobe providing storage space. Radiator. Power points. Exposed original floor boards.

### BEDROOM TWO 11'6" x 6'10" max (3.51m x 2.08m max)

UPVC double glazed window to front elevation. Built in wardrobe providing storage space. Radiator. Power points. Exposed original floor boards.

### BATHROOM 7'7" x 4'9" max (2.31m x 1.45m max)

UPVC obscure double glazed window to front elevation. White suite comprising; panel bath with electric shower over and glass shower screen, pedestal wash hand basin and low level w/c. Fully tiled to splash back areas with mosaic glass borders. Radiator. Cushion flooring.

## OUTSIDE

### REAR GARDEN

Enclosed with timber fencing overlooking mature trees. Area laid to decking providing ample room for garden furniture. Circular lawn areas leading to patio at the rear of the garden. Further areas laid to bark and decorative stone chippings. Plastic storage shed to remain.

### FRONT

Open plan, in keeping with the development. Small area laid to lawn. Driveway providing off road parking for one vehicle. Pathway leading to front door with open storm porch and coach lighting.

### TENURE

Freehold

### TOTAL FLOOR AREA

Approx. 54m<sup>2</sup> = 581.251 ft<sup>2</sup>

### COUNCIL TAX BAND

C

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