



## Greenacres , Barry, CF63 2PL £289,950

Knights are delighted to offer for sale this well presented and maintained detached, three-bedroom property situated on a desirable modern development within the East end of Barry. Easy access to all local amenities with good road links to Cardiff, Penarth and M4 corridor.

Accommodation briefly comprising; Entrance hallway. Ground floor w/c. Living room. Kitchen. Garage. Three bedrooms and shower room to first floor. Enclosed garden. Driveway providing off road parking for two vehicles. EPC rating: D

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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## ACCOMMODATION

### ENTRANCE

Via UPVC double glazed door with obscure decorative windows leading into:

### HALLWAY

Staircase rising to first floor landing. Smoke detector. Radiator. Fitted carpet.

### CLOAKROOM/ W/C

UPVC obscure double glazed window with lead design to front elevation. Wall mounted consumer unit. White suite comprising low level w.c and wash hand basin set in vanity unit with mixer tap. Radiator. Fully tiled to walls and floor.

### LOUNGE

14'11" x 14'8" max

UPVC double glazed window with lead design to front elevation. Feature wooden fireplace with electric fire in situ. Television aerial. Wall mounted central heating thermostat. Radiator. Power points. Fitted carpet. Door leading into:

### KITCHEN/DINER

14'7" x 10'2"

UPVC double glazed door to rear elevation. Range of wall and base units with laminate worktops over. Stainless steel one and a half bowl sink and drainer with mixer tap. Tiling to splash back areas. Built in oven with four ring gas hob and extractor fan over. Plumbing for washing machine and dishwasher. Space for upright fridge freezer. Radiator. Room for dining suite. Carpet and vinyl flooring. UPVC double glazed French doors leading out to garden.

### FIRST FLOOR LANDING

UPVC double glazed window to side elevation. Access to loft space. Smoke detector. Built in airing cupboard housing hot water tank. Fitted carpet.

### BEDROOM ONE

12'3" to wardrobes x 8'2"

UPVC double glazed window to rear elevation overlooking the garden. Built in wardrobes. Telephone point and television aerial. Radiator. Power points. Fitted carpet.

### BEDROOM TWO

11'0" x 8.2"

UPVC double glazed window with lead design to front elevation. Built in storage cupboard with shelving. Radiator. Power points. Fitted carpet.

### BEDROOM THREE

9'1" x 6'6"

UPVC double glazed window to rear elevation. Radiator. Power points. Fitted carpet.

### SHOWER ROOM

6'0" x 5'6"

UPVC obscured double glazed window with leaded design to front elevation. Corner shower cubicle with electric shower and glass screens, low level w.c and pedestal wash hand basin with twin taps. Radiator. Extractor fan. Fully tiled to all walls. Fitted carpet.

### OUTSIDE

#### REAR

Enclosed within timber fencing. Low maintenance garden with two patio areas and are laid to decorative stone chippings. Gate giving access to side. Door leading into garage.

#### FRONT

Driveway leading to garage. Gate giving access to rear. Outside light. Area of garden laid to low maintenance stone chippings.

#### GARAGE

Electric roller shutter door with fob. Power and light. Door leading out to garden.

#### TENURE

Freehold

#### COUNCIL TAX BAND

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#### FLOOR AREA

TBD

#### MORTGAGE ADVICE

Free without obligation.

## Area Map



## Floor Plan

