



119 Greenacres  
Barry, CF63 2PN

Watts  
& Morgan

# 119 Greenacres

Barry, CF63 2PN

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**£219,950 Freehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom, end terrace family home situated at the end of a quiet cul-de-sac. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, kitchen and spacious living room. First floor landing, two bedrooms and a shower room. Externally the property benefits from a driveway providing off-road parking for several vehicles and a private and enclosed rear courtyard garden.

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## Directions

Cardiff City Centre – 7.4 miles

M4 Motorway – 7.5 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a hallway benefitting from stone effect vinyl flooring.

The spacious living room enjoys carpeted flooring, a central feature electric fireplace, a carpeted staircase leading to the first floor and a set of uPVC double-glazed French doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; an electric oven and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from stone effect vinyl flooring, partially tiled splash-back, a wall-mounted 'Vaillant' combi boiler, a stainless sink with a mixer tap over and a uPVC double-glazed window to the front elevation.

### First Floor

The first floor landing benefits carpeted flooring, a recessed storage cupboard and a hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys wood effect laminate flooring, a recess storage cupboard and a uPVC double-glazed window to the rear elevation.

Bedroom two enjoys carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

The family shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from tile effect vinyl flooring, aqua panelled walls, a wall-mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the front elevation.

### Gardens & Grounds

119 Greenacres is approached off the street via a shared access onto a private driveway providing off-road parking for several vehicles.

The private and enclosed rear garden is laid with patio tiles providing ample space for outdoor entertaining and dining.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'C'.

EPC rating 'C'.

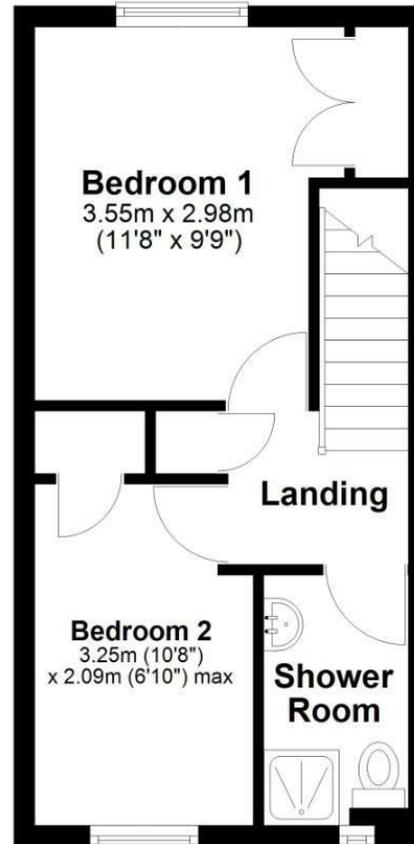
## Ground Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



## First Floor

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 54.4 sq. metres (585.0 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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