



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



10 Greenway Court, Barry CF63 2FE £235,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Situated in the tranquil cul-de-sac of Greenway Court, Barry, this charming semi-detached house offers a delightful family home with modern comforts. The property boasts a well-thought-out layout, beginning with a welcoming entrance hallway that leads into a spacious living room, which seamlessly opens to a dining area, perfect for entertaining guests or enjoying family meals. The fitted kitchen is equipped with integrated appliances, making it both functional and stylish. Additionally, a second sitting room (converted garage) and a utility room provide extra space for relaxation and practicality.

On the first floor, you will find three bedrooms, ideal for family living or accommodating guests. The modern family bathroom is designed with contemporary fixtures, ensuring comfort and convenience. The property benefits from gas central heating via a combination boiler and is fully equipped with UPVC double glazing, enhancing energy efficiency and warmth throughout.

Outside, the front of the house features a driveway with parking for two vehicles, a valuable asset. The rear garden is a true highlight, offering an enclosed, level space with a patio area, perfect for outdoor dining or simply enjoying the fresh air, all surrounded by secure fencing for privacy.

This well-presented home is conveniently located near the link road, providing easy access to the M4, making it an ideal choice for commuters. Viewing is highly recommended to fully appreciate the charm and potential of this lovely property.



FRONT

Front garden with laid to lawn. Driveway with parking for multiple vehicles. UPVC double glazed door leading to the entrance hallway. UPVC French doors leading to the second sitting room.

Entrance Hallway

3'11 x 4'07 (1.19m x 1.40m)

Textured ceiling, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed front door with obscured glass insert. Wood panelled door leading through to the living room. Fitted carpet staircase rising to the first floor.

Living Room

10'06 x 14'09 (3.20m x 4.50m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Electric fire with marble surround and hearth. Through opening to dining room. Wood panelled door leading to the entrance hallway.

Dining Room

7'06 x 10'07 (2.29m x 3.23m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Through opening to the living room. Wood panelled door leading through to the kitchen. Access to under stairs storage. UPVC double glazed door with obscured glass leading through to a sitting room. (previously a garage).

Kitchen

5'11 x 10'05 (1.80m x 3.18m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic style splash backs. Vinyl flooring. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob, with stainless steel splashback and cooker hood, integrated oven, integrated fridge / freezer. Integrated dishwasher. Stainless steel 1 1/2 bowl sink. Wood panelled door leading through to the dining room.

Sitting Room

7'05 x 10'11 (2.26m x 3.33m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Wall mounted electric heater. UPVC double glazed French doors leading to the front drive. Wood panelled door leading to a utility room. UPVC double glazed door with obscured glass leading to the dining room.

Utility Room

6'06 x 8'02 (1.98m x 2.49m)

Vinyl flooring. UPVC double glazed window and door with obscured glass to the rear elevation. Power and lighting. Space for tumble dryer. Wood panelled door leading to the second reception room.

FIRST FLOOR

First Floor Landing

5'11 x 8'11 (1.80m x 2.72m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to a family bathroom. Access to airing cupboard. Fitted carpet staircase rising from the ground floor.

Bedroom One

8'06 x 13'09 (2.59m x 4.19m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wall mounted dual inverter air-conditioning unit. Access to over stairs storage. Wood panelled door leading through to the first floor landing.

Bedroom Two

7'06 x 10'05 (2.29m x 3.18m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to rear elevation. Wood panelled door leading to the first floor landing.

Bedroom Three

7'03 x 7'07 (2.21m x 2.31m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to rear elevation. Wood panelled door leading to the first floor landing.

Family Bathroom

6'02 x 7'06 (1.88m x 2.29m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls - part ceramic tiled. Wood laminate flooring. Wall mounted towel rail. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet.

REAR

Enclosed rear garden. Paved patio area. Laid to lawn. Planted established shrubbery. Feather edged fencing surrounding. UPVC double glazed French Doors leading to dining room. UPVC double glazed door leading to utility room.

COUNCIL TAX

Council tax band C

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

