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98 Greenacres, Barry CF63 2PN £215,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated within the Greenacres estate in Barry, this charming mid-terraced house offers a delightful combination of modern living and comfort. Ideal for first-time buyers or those looking to downsize, this two-bedroom property is designed to meet the needs of contemporary life while providing a warm and inviting atmosphere.

Upon entering, you are welcomed by a spacious hallway that leads to a modern fitted kitchen, perfect for culinary enthusiasts. The living and dining room is a highlight of the home, featuring patio doors that open onto the rear garden, allowing for an abundance of natural light and a seamless connection to outdoor living. The first floor comprises two well-proportioned bedrooms, providing ample space for relaxation, along with a family bathroom that caters to all your needs.

Externally, the property boasts two allocated parking bays at the front, complemented by a charming planted apple tree and decorative bark, enhancing the curb appeal. The rear garden is a true sanctuary, featuring an enclosed space with an Astro-turfed lawn. Additionally, there is a separate allotment area adorned with established shrubbery, decorative chippings, a storage shed, and a greenhouse, perfect for gardening enthusiasts or those looking to cultivate their own produce.

Conveniently located, this home is within easy reach of local supermarkets, bus links, and Palmerston Primary School, making it an excellent choice for families. The nearby link road provides quick access to the M4 and Cardiff, ensuring that you are well-connected to the wider area. This property is not just a house; it is a place to create lasting memories.



FRONT

Two allocated parking bays. Planted established shrubbery. Apple Tree. Laid decorative bark. Paved pathway leading to a UPVC double glazed front door.

Entrance Hallway

3'10 x 7'09 (1.17m x 2.36m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Through opening to kitchen and living / dining room. UPVC double glazed front door.

Kitchen

7'09 x 7'09 (2.36m x 2.36m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled splashbacks. UPVC double glazed window to the front elevation. Fitted kitchen comprising of wall and base units. Wood laminate work tops. Stainless steel sink. Stainless steel cooker hood. Space for electric/gas cooker. Space for washing machine, space for fridge freezer. Wall mounted combination boiler.

Living / Dining Room

11'10 x 16'08 (3.61m x 5.08m)

Smoothly plastered ceiling, smoothly plastered walls. Herringbone laminate flooring. Wall mounted radiator. UPVC double glazed patio doors leading to the rear garden. Fitted carpet staircase rising to the first floor. Through opening to the entrance hallway.

FIRST FLOOR

First Floor Landing

3'08 x 5'10 (1.12m x 1.78m)

Smoothly plastered ceiling with loft access via a fixed ladder. (loft area in partially boarded). Through openings to bedroom one and two. Sliding wood framed door leading to the family bathroom.

Bedroom One

9'09 x 13'01 (2.97m x 3.99m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelling. Fitted carpet flooring. UPVC double glazed window to the rear elevation. Built in double wardrobes. Through opening to the first floor landing.

Bedroom Two

6'10 x 12'08 (2.08m x 3.86m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelling. Wood laminate flooring. UPVC double glazed window to the front elevation. Built in storage and ottoman bed. Through opening to the first floor landing.

Family Bathroom

4'08 x 7'07 (1.42m x 2.31m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled splashbacks. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass insert. Bath. Vanity wash hand basin. Close coupled toilet. Sliding wood panelled door leading to the first floor landing.

REAR

Enclosed rear garden. laid Astro turfed lawn. Planted established shrubbery. Space for green house. Space for storage shed. Laid decorative chippings. Feather edged fencing surrounding. UPVC double glazed sliding doors leading to the living / dining 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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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