

The Overview

Property Name:
Greenacres, Barry

Price:
£200,000

Qualifier:
Offers In Excess Of



The Bullet Points

- Two double bedrooms
- Open plan living/dining room
- Separate fitted kitchen
- New windows & doors
- New radiators & carpets
- End of terrace position
- French doors to garden
- Private rear garden (not overlooked)
- Updated electrics & fuse board
- Recently redecorated throughout



The Main Text

Located within a popular residential area of Barry, this well-presented two-bedroom end-of-terrace home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. The property has been thoughtfully improved throughout and is ready for immediate occupation.

On the ground floor, the home comprises a welcoming entrance leading into a spacious open-plan living and dining area, creating a bright and versatile space ideal for both relaxing and entertaining. French doors open directly onto the rear garden, allowing for a seamless indoor-outdoor flow. A separate, modern fitted kitchen provides ample storage and workspace, making it both practical and functional.

Upstairs, the property offers two generously sized double bedrooms along with a well-appointed family bathroom. The home has been maintained to a high standard, with recent upgrades including new windows and doors, updated electrics with a new fuse board, a serviced boiler, new radiators, and redecoration throughout.

Externally, the property benefits from a private rear garden that is not overlooked, offering a peaceful outdoor space ideal for enjoying warmer months. Additional improvements, such as new fencing, an outdoor tap, and an aerial, further enhance the home's practicality.

Local Area

Greenacres is a well-established and sought-after residential location within Barry, offering a friendly community atmosphere and convenient access to a range of local amenities. Nearby, you will find shops, supermarkets, and everyday essentials, making day-to-day living both easy and practical.

Transport Links

The property benefits from excellent transport connections, with easy access to Barry town centre and surrounding areas. Local bus routes are within walking distance, while nearby train stations provide direct links to Cardiff and beyond, making it ideal for commuters.

Education

The area is well-served by a selection of reputable primary and secondary schools, making it a popular choice for families. Educational facilities are within close proximity, along with further education options available in Barry and Cardiff.

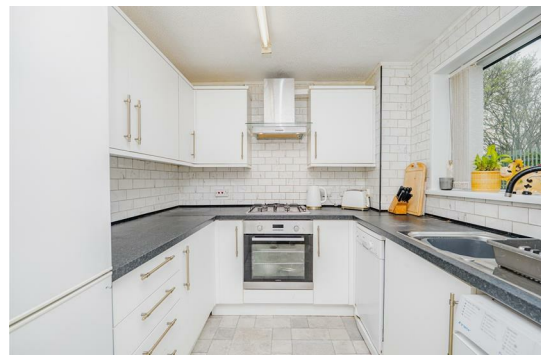
Disclaimer

The above information relating to recent improvements and installations, including but not limited to the outside tap, aerial, fencing, windows and doors, electrical works, boiler servicing, radiators, sockets, bathroom fittings, decoration, flooring, and safety features, has been provided by the seller.

Whilst these details are believed to be accurate, they have not been independently verified by Conrad Estate Agents. Prospective purchasers are advised to conduct their own due diligence and obtain confirmation from their legal representative or other qualified professionals regarding the specification, installation, compliance, and any associated warranties or certifications.

The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



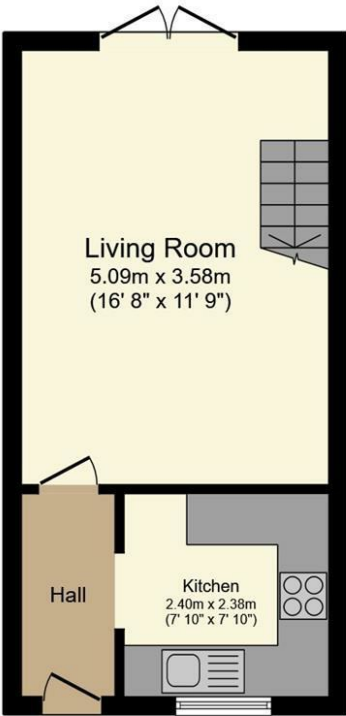
The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

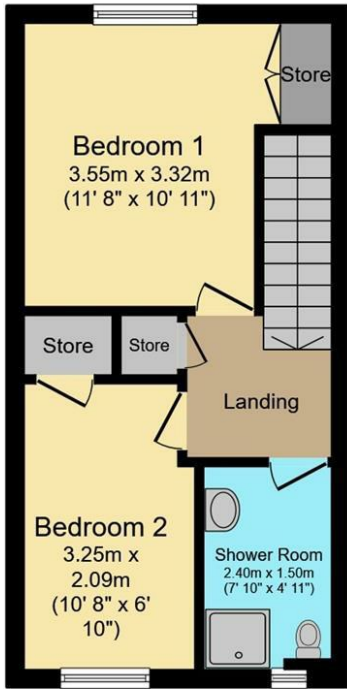
The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

The Floorplan



Ground Floor
Floor area 27.3 sq.m. (293 sq.ft.)



First Floor
Floor area 27.3 sq.m. (293 sq.ft.)

Total floor area: 54.5 sq.m. (587 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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 