



£295,000

44 Greenacres, Barry

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Integral garage
- Driveway
- Quiet family location
- Well maintained rear garden
- Modernised throughout
- Beautiful 3 bedroom family home
- Great location, close to link roads to M4 and Cardiff as well as local amenities

Property Description

This inviting home boasts a light-filled lounge that flows effortlessly into a private, enclosed rear garden—an ideal space for both quiet downtime and social gatherings. The kitchen has been tastefully updated and includes a handy seating area, perfect for casual meals or morning coffee. Upstairs, a well-appointed family bathroom is accompanied by three generously sized bedrooms, each offering plenty of space and flexibility for family living.

Main Particulars

Entrance – Accessed via a stylish UPVC double-glazed door with decorative leaded glass panels, opening into a welcoming hallway.

Hallway – A practical built-in storage cupboard—complete with power—offers space for an additional appliance or household essentials. The area features a wall-mounted central heating thermostat and fuse box, along with a radiator for added warmth. A staircase with fitted carpet leads to the first floor, while the hallway itself is finished with attractive wood-effect tiled flooring, creating a smart and durable entrance to the home.

Living Room – 16'5" x 12'0" (5.00m x 3.66m)

A generously proportioned reception room, bathed in natural light from a large UPVC double-glazed window overlooking the rear garden. French doors also provide direct access to the outdoor space, creating a seamless indoor-outdoor flow—ideal for entertaining or enjoying summer evenings. Finished with elegant coving to the ceiling and wood-effect laminate flooring, this inviting space offers both comfort and versatility for modern family living.

Kitchen – 10'6" x 8'0" (3.20m x 2.44m)

Overlooking the front of the property through a UPVC double-glazed window, this well-equipped kitchen features a comprehensive range of white wall and base units topped with practical work surfaces and coordinated splashback tiling. A stainless steel sink with drainer and mixer tap sits beneath the window, while integrated appliances include a built-in electric oven and grill, four-ring gas hob, and overhead extractor fan. There's ample space for a freestanding fridge/freezer and plumbing in place for a washing machine. A wall-mounted boiler services the central heating and hot water systems. The room is finished with laminate flooring and offers space for a compact breakfast area, complete with bar stools tucked neatly under the counter.

First Floor Landing

A bright and functional landing area offering access to the loft, which is partially boarded and fitted with lighting, providing valuable additional storage space. There's a power point and a radiator for added convenience, with doors leading to all three bedrooms and the family bathroom. The area is finished with a fitted carpet, adding

warmth and comfort underfoot.

Bedroom One – 12'10" x 12'5" max (3.91m x 3.78m max)

A spacious and tranquil master bedroom, featuring a UPVC double-glazed window to the rear, offering delightful views over the garden. This room benefits from a built-in double wardrobe, providing ample storage, while the wood-effect laminate flooring adds both style and practicality to the space.

Bedroom Two – 11'0" x 7'10" max (3.35m x 2.39m max)

A well-proportioned second bedroom, featuring a UPVC double-glazed window to the front, allowing natural light to flood the space. The room offers practical built-in storage, including an airing cupboard and a double wardrobe. Additional features include a radiator, telephone and power points, and stylish wood-effect laminate flooring, making this a comfortable and versatile room.

Bedroom Three - 9'9" x 6'6" (2.97m x 1.98m) - UPVC double glazed window to rear elevation overlooking the garden. Radiator. Wood effect laminate flooring matching the other bedrooms. Makes ideal office space.

Bathroom – 6'11" x 5'7" (2.11m x 1.70m)

This well-appointed bathroom features an obscure UPVC double-glazed window to the front, ensuring privacy and natural light. The suite comprises a panel bath with shower over and a shower screen, alongside a wash hand basin set into a vanity unit offering convenient storage below, and a low-level WC. Stylish metro tiling with a decorative border adds a contemporary touch to the splashback areas. A wall-mounted chrome towel rail enhances the modern aesthetic, while the vinyl tile flooring ensures durability and ease of maintenance.

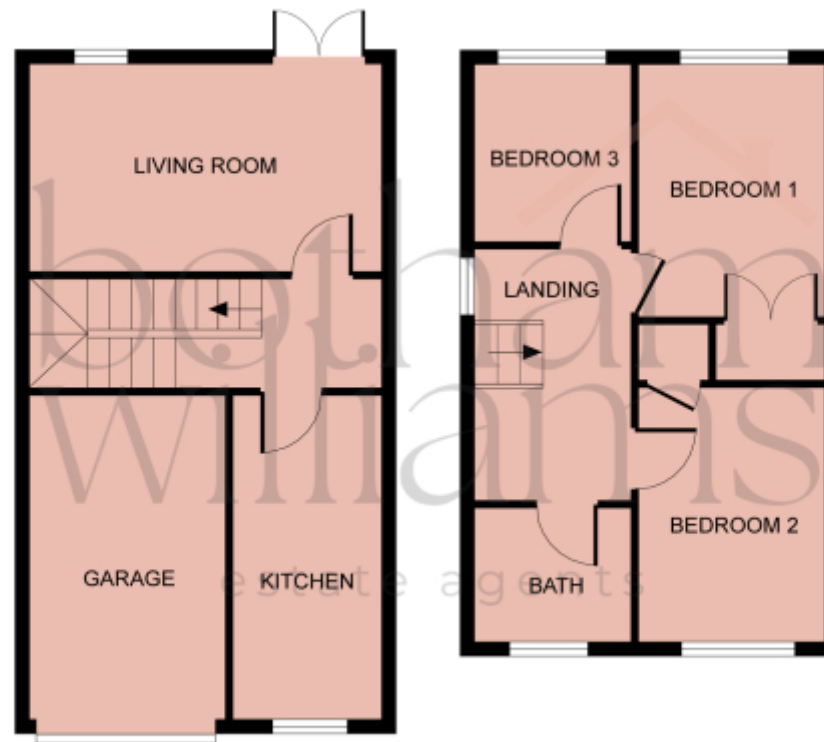
Outside -

A beautifully maintained garden, offering a peaceful retreat with timber fencing ensuring privacy and seclusion. The space is predominantly laid to lawn, with mature planting along the borders that adds colour and character throughout the year. A paved patio area provides an ideal spot for outdoor furniture, perfect for al fresco dining or relaxation. You can easily access the garden through the French double doors from the living room, seamlessly connecting the indoor and outdoor spaces. There is also side access leading to the front of the property for added convenience.

The front of the property features an open-plan layout, in keeping with the development's attractive design. The area is predominantly laid to lawn, with mature trees and shrubs adding natural beauty and privacy. A pathway leads to the front door, while a timber gate provides convenient access to the rear garden. The driveway offers off-road parking for one vehicle, with ample space leading to the entrance.

Garage - Access via roller door and benefiting from power and lighting.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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