





## 15 Brookfield Avenue

Barry, Barry

THIS THREE BEDROOMED DETACHED HOUSE is situated on the East side of Barry close to the Barry Docks link road offering easy access to Culverhouse Cross and the M4 corridor. The property comprises of porch, hallway, lounge/dining room, kitchen, inner hallway, cloakroom, home office and bedroom  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- THREE BEDROOMS
- SOUTHERLY FACING GARDEN
- OFF ROAD PARKING FOR SEVERAL CARS
- SUMMER HOUSE
- HEATED SWIMMING POOL
- BEAUTIFUL DETACHED PROPERTY
- EPC D57
- For further information on broadband and mobile coverage in this area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)





### Entrance Porch

Enter through a Upvc door with glazed panes into the porch . Radiator. Window to side. Half glazed panelled door into :-

### Hallway

Vinyl tiled flooring. Staircase rising to first floor with fitted carpet. Half panelled walls. Door into :-

### Cloakroom

Wood effect Vinyl flooring. Close coupled W.C. Wash hand basin inset into a vanity unit. Tiling to splash backs.

### Kitchen

15' 11" x 8' 4" (4.85m x 2.54m)

Ceramic tiled flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer stainless steel sink with mixer tap over. Integrated freezer. Spaces for washing machine, fridge/freezer and dishwasher. Slot in range cooker to remain. Stainless steel cooker hood over. Two windows to rear. Radiator. Half glazed door giving rear access. Coved and flat plastered ceiling.

### Lounge/Dining Room

26' 4" x 12' 2" (8.03m x 3.71m)

Wood effect laminate flooring. Two radiators. Coved and flat plastered ceiling with two pendant light fittings. French doors giving access to rear garden. Door into :-

### Family room/bedroom Four

16' 10" x 8' 5" (5.13m x 2.57m)

Wood effect laminate flooring. Radiator. Window to front. Coved and flat plastered ceiling.

### Office

Wood effect laminate flooring. Radiator. Wall mounted boiler. Opening into :-

### Landing

Fitted carpet, spindled balustrade. Radiator. Window to side. Loft access. Doors into :-





### **Landing**

Fitted carpet, spindled balustrade. Radiator. Window to side. Loft access. Doors into :-

### **Bedroom One**

16' 2" x 9' 4" (4.93m x 2.84m)

Wood effect laminate flooring. Radiator. Window to front. Coved and flat plastered ceiling.. Doorway into :-

### **En-suite**

Ceramic tiled flooring. Double shower cubicle with electric shower over. Wash hand basin inset into a vanity unit. Partially tiled walls. Obscure window to side.

### **Bedroom Two**

9' 7" x 9' 3" (2.92m x 2.82m)

Light wood effect flooring. Radiator. Window to rear.

### **Bedroom Three**

9' 1" x 6' 11" (2.77m x 2.11m)

Wood effect laminate flooring. Neutral décor. Window to front. Radiator.

### **Family Bathroom**

A three piece suite in white comprising of close coupled W.C pedestal wash hand basin and panelled bath. Obscure window to rear.





### **FRONT GARDEN**

The front of the property is block paved and has enough off road parking for several cars. Gate giving rear access. The rear garden is enclosed and southerly facing. A heated swimming pool with diving board. Decked and paved patio areas. Raised flower beds. Summer house with power and lighting. Gate giving access to the front of the property.

### **REAR GARDEN**

The rear garden is enclosed and southerly facing. A heated swimming pool with diving board. Decked and paved patio areas. Raised flower beds. Summer house with power and lighting. Gate giving access to the front of the property.

### **DRIVEWAY**

3 Parking Spaces









## Chris Davies Estate Agents

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