Chris Davies
residential sales & lettings

15 Brookfield Avenue, Barry

£329,500

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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/

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.

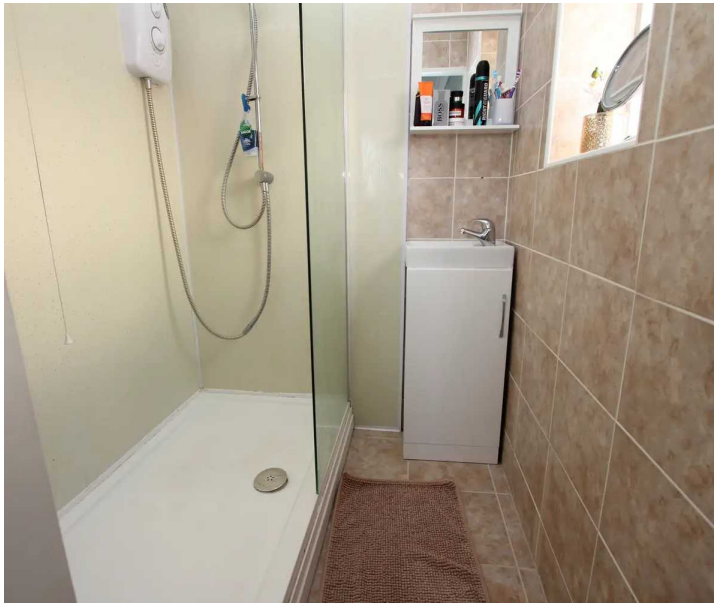
Kitchen
15' 11" x 8' 4" (4.85m x 2.54m)
Ceramic tiled flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer stainless steel sink with mixer tap over. Integrated freezer. Spaces for washing machine, fridge/freezer and dishwasher. Slot in range cooker to remain. 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

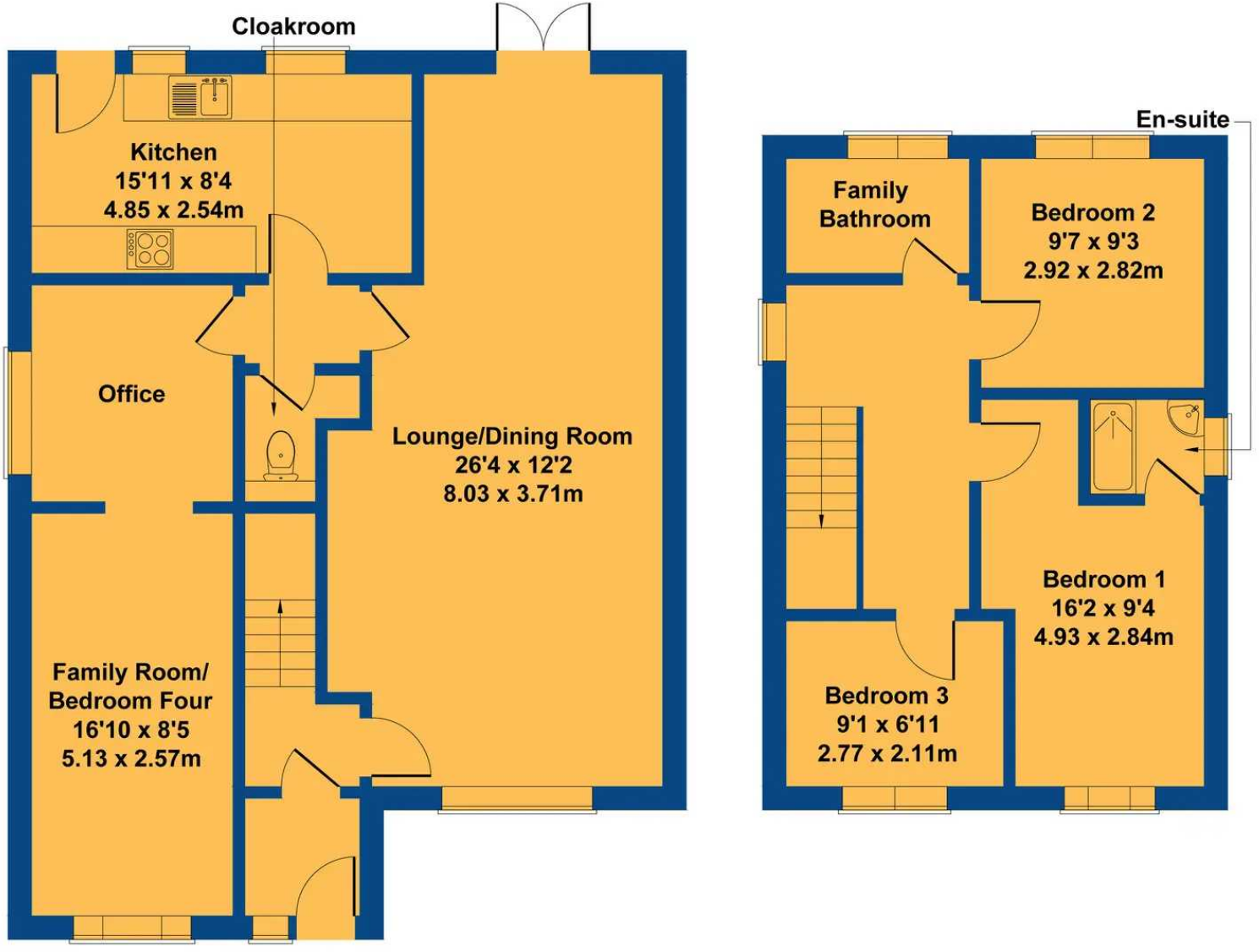
3 Parking Spaces

LAUREN

home
sweet
home

15 Brookfield Avenue

Approximate Gross Internal Area
1324 sq ft - 123 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.