

Brookfield Avenue,

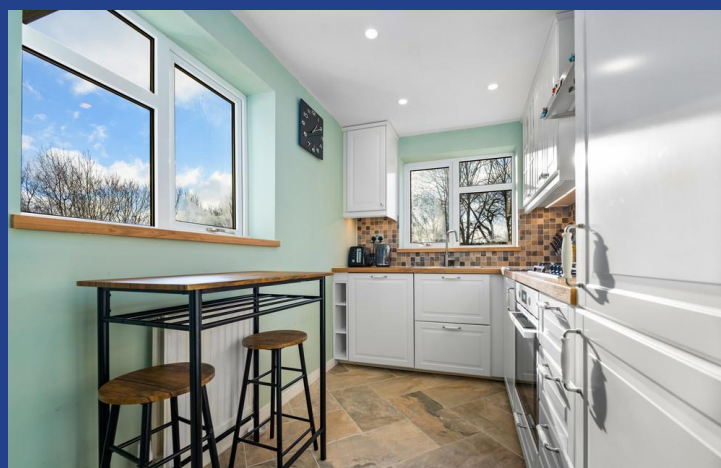
Barry, CF63 1EP



Estate Agents and
Chartered Surveyors

Offers in the Region Of

£315,000



Detached House



Property Description

RARELY AVAILABLE, THREE BEDROOM, DETACHED HOUSE MGY are delighted to bring to market this beautifully presented, three bedroom, detached house situated in the highly sought after area of Barry. The property briefly comprises entrance hallway, living room, dining room, kitchen, utility room and downstairs WC, three bedrooms, one with en-suite and family bathroom. The property further benefits from a great sized rear garden with integral garage.

Viewing highly recommended

Tenure Freehold

Council Tax Band

Floor Area Approx 1,023 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE

Single paved driveway to front door. Gated access to rear garden.

HALLWAY

Entered via double glazed composite front door into hallway. Wooden laminate flooring. Staircase to first floor. Door to lounge. Pendant light. PowerPoints and Radiator.

LIVING ROOM

13' 4" x 11' 8" (4.08m x 3.56m)

Double glazed window to front aspect. Continuation of wooden laminate flooring from the entrance hallway. Coving and pendant light to ceiling. Wall mounted thermostat. PowerPoints and Radiator.

DINING ROOM

9' 10" x 11' 8" (3.01m x 3.56m)

Continuation of wooden laminate flooring from the living room. Coving and pendant light to ceiling. PowerPoints and Radiator. Sliding glass doors leading to:

CONSERVATORY

7' 4" x 11' 11" (2.25m x 3.64m)

uPVC windows and doors leading to rear garden. Polycarbonate roof with pendant light. Tiled flooring. PowerPoints.

KITCHEN

10' 0" x 6' 4" (3.07m x 1.94m)

A superb recently renovated kitchen, including a wide range of base and full height units incorporating stainless steel sink and drainer with complementary oak effect work surfaces. Fitted electric oven plus four ring gas hob with extractor hood over. Integrated dishwasher and fridge freezer. Stone tiled flooring. uPVC double glazed window to rear and side aspect. Stone tiled flooring. Sliding pocket door. Partly tiled walls. PowerPoints and Radiator. Spotlights.

UTILITY ROOM

7' 8" x 7' 6" (2.35m x 2.30max)

uPVC double glazed window to rear aspect. Continuation of stone tiled flooring from the kitchen. Fitted cupboards. Space for washing machine and tumble dryer. Cupboard housing wall mounted baxi boiler. uPVC door leading to rear garden. Door leading to integral garage. PowerPoints and Radiator.

INTEGRAL GARAGE

16' 7" x 8' 5" (5.07m x 2.58m)

Up and over door. Fixed shelving. Lighting and PowerPoints.

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WC

4' 9" x 4' 1" (1.45m x 1.27max)

WC with concealed cistern. Wash hand basin with mixer tap and fitted vanity cupboards below. Tiled flooring. Spotlight.

FIRST FLOOR

FIRST FLOOR LANDING

Stairs rising to first floor with wooden balustrades. Double glazed window to side aspect. Loft hatch. Carpet. Pendant light. PowerPoints and Radiator. Doors to all rooms including the airing cupboard housing hot water tank.

BEDROOM ONE

13' 4" x 7' 5" (4.07m x 2.28m)

Large double bedroom with double glazed window to front aspect. Fitted sliding door wardrobes across one wall. Carpet. Pendant light. PowerPoints and Radiator.

ENSUITE

6' 3" x 4' 5" (1.93max x 1.37max)

Obscured double glazed window to side aspect.

BEDROOM TWO

8' 10" x 9' 2" (2.71m x 2.81m)

Double bedroom with uPVC double glazed window to rear aspect. Fitted wardrobes and cupboards across two walls. Carpet. Pendant light. PowerPoints and Radiator.

BEDROOM THREE

8' 8" x 5' 7" (2.65m x 1.72m)

Double glazed window to front aspect. Carpet. Pendant light. PowerPoints and Radiator.

BATHROOM

6' 11" x 5' 5" (2.13m x 1.66m)

Obscured uPVC double glazed window to rear aspect. Vinyl flooring. WC. Pedestal wash hand basin with hot and cold tap. Panelled bath with hot and cold mixer tap and electric shower over and glass screen. Partly tiled walls. Fitted cupboard. Pendant light and Radiator.

OUTSIDE

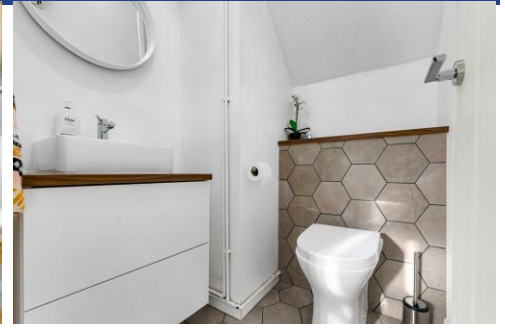
REAR GARDEN

A large private South facing rear garden, with mainly laid to lawn and levelled patio area. Accessed via utility room and conservatory. External PowerPoints. Outside tap. Fence and brick wall boundary. Side access to front.

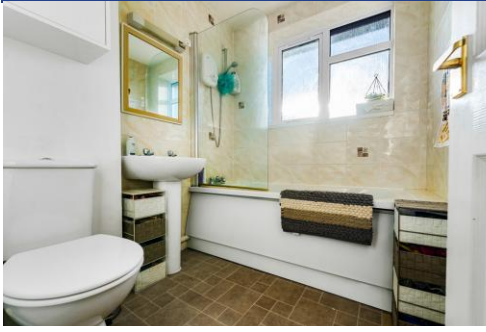
TENURE

MGY are advised that the property is freehold.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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