

1 Broad Street  
Barry  
Vale of Glamorgan  
CF62 7AA



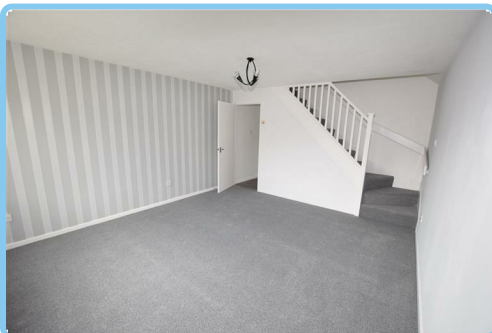
Residential Sales



**78 Brookfield Avenue, Barry  
Vale of Glamorgan CF63 1EQ**

**Offers In Excess Of £145,000  
Freehold**

A well presented two bedroom mid linked dwelling placed off Coldbrook Road near the link road. Providing easy access to Cardiff and the M4. An ideal first time buy property offered with No forward chain. Briefly comprising, entrance, living room, fitted kitchen, stairs rising to first floor, two double bedrooms and a family bathroom. To the front, off road parking. To the rear, an enclosed garden with patio and laid to lawn. An ideal first time buy in a popular area of Barry.



## FRONT

Block paved driveway. Pathway. Stone chippings. Enter property via UPVC double glazed front door.

## Entrance Porch

4'3" max x 3'1"max (1.30m max x 0.94mmax)

Textured ceiling. Smoothly plastered walls. Fitted carpet. Door opening into living room.

## Living Room

14'7" max x 12'7" max (4.45m max x 3.84m max )

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Stairs rising to the first floor. Door into kitchen.

## Kitchen

12'7" max x 8'8" max (3.84m max x 2.64m max )

Textured ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass door and window to rear. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Space for gas cooker, washing machine and tall fridge freezer. Stainless steel sink. Wall mounted boiler. Radiator. Under-stairs storage cupboard.

## FIRST FLOOR

## Landing

Textured ceiling. Attic hatch. Smoothly plastered walls. Doors to bedrooms and bathroom.

## Bedroom 1

12'8" max x 8'11" max (3.86m max x 2.72m max )

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

## Bedroom 2

12'8" max x 8'8" max (3.86m max x 2.64m max )

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

## Bathroom

9'6" max x 4'8" max (2.90m max x 1.42m max)

Textured spotlighted ceiling. Smoothly plastered walls. Vinyl flooring. Close couple cistern w.c. Pedestal wash-hand basin. Bath with electric shower over. Radiator. Airing cupboard.

## REAR

Enclosed rear garden. Laid lawn.

## COUNCIL TAX

Council tax band C

## TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property.

1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

