



- TWO BEDROOMS
- WELL PRESENTED
- OFF ROAD PARKING
- ENCLOSED GARDEN
- NO ONGOING CHAIN

Brookfield Avenue, Barry, CF63 1EQ

Offers In Excess Of £150,000

IDEAL FOR FIRST TIME BUYERS. This mid linked property is in good decorative order throughout and comprises of Porch, Lounge, Kitchen/breakfast room to the ground floor, landing, two bedrooms and a family bathroom to second floor. Benefiting from double glazing, gas central heating, an enclosed rear garden and off road parking. Situated on the east side of Barry close to the Barry docks link road offering easy access by road to Culverhouse cross, A48 and the M4 corridor. Offered for sale with no ongoing chain. Viewings are advised to fully appreciate. To book to view call 01446 506070.



Property Description

PORCH Enter through a half glazed UPVC door. Fitted carpet, radiator. Wall mounted electric consumer unit. Door into :-

LOUNGE 14' 7" x 12' 7" (4.44m x 3.84m) Fitted carpet, neutral decor, radiator. Window to front. Staircase rising to first floor with spindled balustrade and fitted carpet. Door into :-

KITCHEN/BREAKFAST ROOM 12' 7" x 8' 8" (3.84m x 2.64m) Wood effect vinyl flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer stainless steel sink with mixer tap over. Spaces for washing machine, fridge/freezer and slot in cooker. Window to rear. Half glazed door accessing the rear garden.

LANDING Fitted carpet, textured ceiling with loft access. Doors into :-

BEDROOM ONE 12' 7" x 8' 11" (3.86m x 2.72m) Fitted carpet, neutral decor, radiator, window to front.

BEDROOM TWO 12' 7" x 8' 8" (3.86m x 2.64m) Fitted carpet, radiator, neutral decor. window to rear.

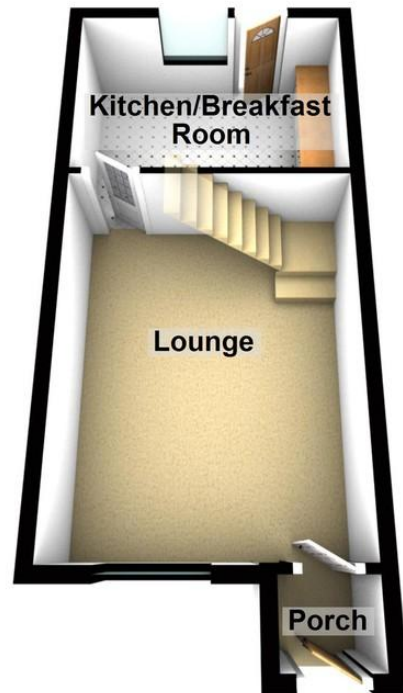
BATHROOM Vinyl tile effect flooring. A three piece suite comprising of low level W.C. pedestal wash hand basing and a panelled bath with electric shower and shower rail and curtain over. Partially tiled wall. Radiator. Storage cupboard housing hot water tank and shelving.

OUTSIDE The front has block paved off road parking. Mature shrubs and pathway leading to entrance. The rear garden is enclosed with overlapped timber fencing. Is mainly laid to lawn and has a shingled area.

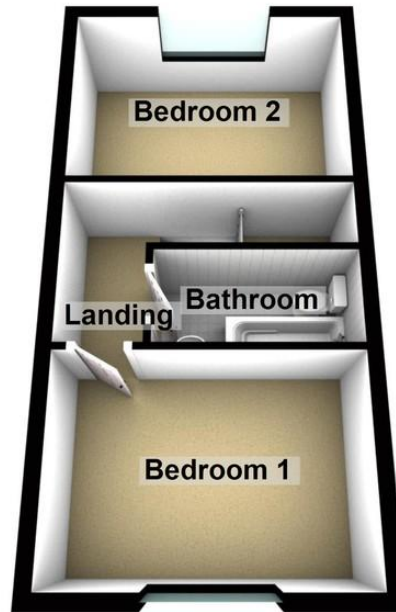




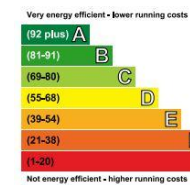
Ground Floor



First Floor



Energy Efficiency Rating



Current	Potential
68	90

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

13 Beacon House, Ffordd Y
Mileniwn, Barry, CF62 5BF

www.westquayestatesandlettings.co.uk
enquiries @westquayestatesandlettings.co.uk
01446 506070

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements