



89 Brookfield Avenue
Barry, CF63 1EP





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£325,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are excited to market this spacious four bedroom detached family home situated at the end of a quiet cul-de-sac. Conveniently located for the local amenities, Cardiff City Centre and M4 Motorway. The accommodation briefly comprises: entrance hall, living room, dining room, conservatory, kitchen, cloakroom. First floor landing, a spacious master bedroom with an en-suite shower room, three further spacious bedrooms and a family bathroom. Externally the property benefits from off-road parking for several vehicles, an integral single garage and low maintenance landscaped front and rear gardens. EPC Rating: 'C'.

Directions

- Penarth Town Centre 5.5 miles
 - Cardiff City Centre 7.0 miles
 - M4 (J33) 7.2 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a composite door with obscure glazed side panel into a welcoming hallway benefiting from laminate wood effect flooring, a carpeted staircase leading to the first floor landing and a 'Gardtec' alarm panel system.

The bay fronted living room enjoys carpeted flooring, a range of fitted units and a uPVC double glazed bay window to the front elevation.

The dining room enjoys continuation of carpeted flooring and benefits from an aluminium sliding doors providing access into the conservatory.

The conservatory benefits from uPVC double glazed windows to the rear/side elevations fitted blinds, tiled flooring with under floor heating and uPVC French doors providing access out to the rear garden.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Neff' 4-ring gas hob with extractor hood over and a 'Neff' electric oven. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, an recessed storage cupboard housing a roll top laminate work surface and a uPVC double glazed window to the rear elevation.

An integral garage door provides access into a spacious single garage which houses a wall mounted 'Baxi' boiler, a manual up and over door and full electrical services.

The rear hallway benefits from an obscured uPVC glazed door providing access to the side elevation.

The cloakroom has been fitted with a 2-piece grey suite comprising: a WC and a wash-hand basin.

FIRST FLOOR

The first-floor landing enjoys carpeted flooring, a loft hatch providing access into the loft space and a recessed airing cupboard housing the hot water cylinder and providing ample linen storage.

The master bedroom is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

The en-suite shower room has been fitted with a 3-piece suite comprising: a glass shower cubicle with an electric 'Mira' shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from carpeted flooring and an obscured uPVC double glazed window to the front elevation.

Bedroom two is another generously sized double bedroom which enjoys carpeted flooring and uPVC double glazed window to the front elevation.

Bedroom three (currently being used as a home office) is a spacious bedroom which enjoys carpeted flooring and a uPVC double glazed window.

Bedroom four (currently being used a dressing room) enjoys carpeted flooring and a uPVC double glazed windows.

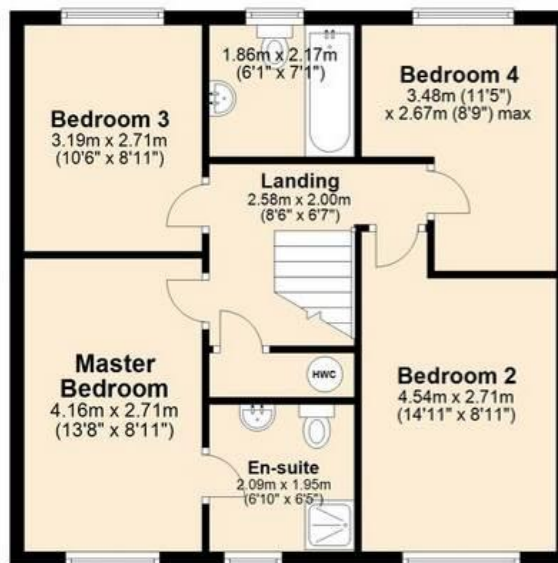
The family bathroom has been fitted with a 3-piece grey suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from carpeted flooring and an obscured uPVC double glazed window to the rear elevation.



Ground Floor
Approx. 81.1 sq. metres (873.1 sq. feet)



First Floor
Approx. 56.9 sq. metres (612.5 sq. feet)



Total area: approx. 138.0 sq. metres (1485.6 sq. feet)

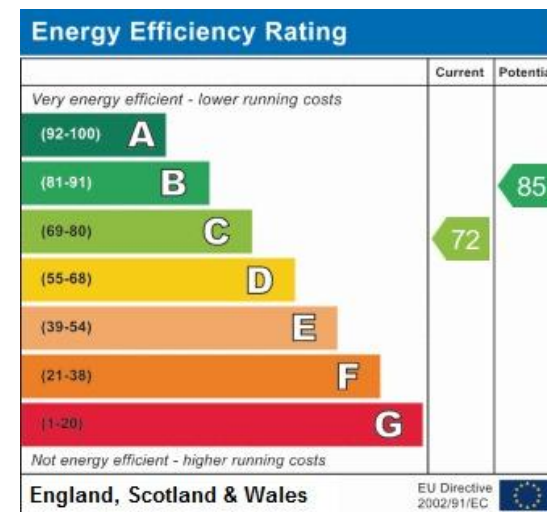
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS AND GROUNDS

89 Brookfield Avenue is situated at the end of a quiet cul-de-sac and approached off the road onto a private driveway providing parking for several vehicles beyond which is an integral single garage. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs and trees. A large chipping area provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.





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