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9 Brookfield Avenue, Barry CF63 1EP £250,000 Freehold

2 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Situated on the charming Brookfield Avenue in Barry, this delightful semi-detached house offers a wonderful opportunity for those in search of a comfortable and inviting home. The property is situated in a friendly neighbourhood, fostering a strong sense of community while being conveniently close to local amenities, schools, and parks. This prime location strikes a perfect balance between tranquillity and accessibility.

As you step inside, you are welcomed by an entrance porch that leads into a spacious living room, adorned with fitted shutters that add a touch of elegance. The living room seamlessly flows into a modern fitted kitchen, complete with integrated appliances, making it a joy for any home cook. A thoughtful opening connects the kitchen to a bright conservatory, which features French doors that open out to the rear garden, creating a lovely space for relaxation and entertaining.

The ground floor also includes a convenient cloakroom, enhancing the practicality of the home. Ascending to the first floor, you will find two generously sized double bedrooms, perfect for restful nights, along with a family bathroom that caters to all your needs.

The rear of the property boasts an enclosed garden, featuring a large patio area ideal for outdoor dining, alongside a well-maintained Astro turfed lawn and an outbuilding that provides ample storage. To the front, a spacious block-paved driveway accommodates parking for two vehicles, with side access leading to the garden.

This property is a true gem, combining modern living with a welcoming atmosphere, making it an ideal choice for families or anyone looking to settle in a vibrant community.



FRONT

Large block paved driveway providing parking for multiple vehicles. Side access to rear. UPVC double glazed front door leading to the entrance porch.

Entrance Porch

3'05 x 3'06 (1.04m x 1.07m)

Smoothly plastered ceiling, papered walls. Wood laminate flooring. UPVC double glazed front door with obscured glass insert. Wood panel door leading through to the living room.

Living Room

12'08 x 14'04 (3.86m x 4.37m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front and side elevations with bespoke fitted shutters. Wood panel door leading through to the kitchen. Fitted carpet staircase rising to the first floor.

Kitchen

8'08 x 12'07 (2.64m x 3.84m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Porcelain tiled splashback's. Modern fitted shaker style kitchen with wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated induction hob. Integrated double oven. Stainless steel with glass shroud cooker hood. Integrated fridge / freezer. Integrated washing machine.

Conservatory

9'05 x 11'09 (2.87m x 3.58m)

Polycarbonate roof. UPVC double glazed windows surrounding. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Through opening to kitchen.

W.C Cloakroom

2'08 x 3'00 (0.81m x 0.91m)

Textured ceiling, papered walls. Wood laminate flooring. Close coupled toilet. Wood panel door leading through to the kitchen.

FIRST FLOOR

First Floor Landing

3'02 x 8'08 (0.97m x 2.64m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and two. A further wood panel door leading to the family bathroom.

Bedroom One

8'05 x 12'08 (2.57m x 3.86m)

Textured ceiling with coving, smoothly plastered walls - part decorative panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front with bespoke fitted shutters. Wood panel door leading through to the landing.

Bedroom Two

8'09 x 12'08 (2.67m x 3.86m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with fitted bespoke shutters. Wood panelled door leading through to the first floor landing.

Family Bathroom

5'03 x 9'05 (1.60m x 2.87m)

Smoothly plastered ceiling with inset lights and vent extractor, ceramic tiled walls, ceramic tiled flooring. wall mounted towel rail. UPVC double glazed window with obscured glass to the side elevation with fitted bespoke shutters. Bath with thermostatically controlled shower overhead. Vanity wash hand basin, vanity toilet. Access to storage cupboard housing a wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden. Paved patio area. Laid Astro turfed lawn. Venetian fencing surrounding. Laid decorative chippings to the side. Outbuilding. UPVC double glazed French doors leading to the conservatory. Side access to the front.

COUNCIL TAX

Council tax band D

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.

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

