



72 Brookfield Avenue, Barry CF63 1EQ £240,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Nestled on the charming Brookfield Avenue in Barry, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely environment that you will love coming back to.

The property features a well-appointed bathroom, ensuring convenience for all residents. The kitchen area, while not specified, typically offers ample space for culinary pursuits, making it a delightful spot for preparing meals and enjoying family gatherings.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles. This is a rare find in many properties and adds significant value, providing ease and accessibility for you and your guests.

Situated in a friendly neighbourhood, Brookfield Avenue offers a sense of community while being conveniently located near local amenities, schools, and parks. This makes it an ideal location for those who appreciate both tranquillity and accessibility.

In summary, this semi-detached house on Brookfield Avenue is a wonderful opportunity for anyone looking to settle in Barry. With its inviting reception room, two bedrooms, and ample parking, it is a property that promises comfort and convenience in a lovely setting. Do not miss the chance to make this charming house your new home.



FRONT

Driveway providing off road parking and access to the garage via a newly fitted electric door. Composite front door opening to the entrance porch.

ENTRANCE PORCH

Amtico flooring. Smoothly plastered ceiling and plastered walls. Radiator. Door to:

LIVING ROOM

14'5 x 12'9 (4.39m x 3.89m)

UPVC double glazed window to the front aspect. Smoothly plastered walls and ceiling. Radiator. Continuation of Amtico flooring. Fitted carpet stairs rising to the first floor landing. Door opening to the kitchen/dining room.

KITCHEN/DINING

12'11 x 11'7 (3.94m x 3.53m)

Plastered ceiling with inset spotlights. Plastered walls. LVT herringbone flooring. UPVC bi-folding doors opening to the rear garden. Radiator. Storage cupboard. Newly fitted Kitchen comprising of wall units, base units all in a matt handleless design. Worksurfaces over. Splash back tiles surrounding. Fitted undercounter fridge. Fitted electric oven and hob with extractor fan above. Inset sink with mixer tap over. Wall mounted combination boiler enclosed to cupboard. Space for dining table.

FIRST FLOOR

LANDING

Smoothly plastered walls and ceiling. Access to the loft space. Doors to bedrooms and family bathroom.

BEDROOM ONE

12'8 x 9'1 (3.86m x 2.77m)

UPVC double glazed window to the front aspect. Smoothly plastered walls and ceiling. Fitted carpet flooring. Radiator.

BEDROOM TWO

10'10 x 6'2 (3.30m x 1.88m)

UPVC double glazed window to the rear. Radiator. Fitted carpet flooring. Smooth plastered walls and ceiling.

FAMILY BATHROOM

Plastered ceiling with inset spotlights. Tiled walls and vinyl flooring. Storage cupboard. UPVC opaque glass window to the side aspect. Bath with mixer tap and mains operated shower over. Vanity wash hand basin with matt black mixer tap over. Close coupled toilet. Vertical towel rail heater.

OFFICE/BEDROOM

Currently being used as a bedroom but a very usable versatile space with underfloor heating. UPVC double glazed window and door providing access to the rear garden. Smoothly plastered walls and ceiling with double glazed lantern. Door to W.C. With a high cistern Victorian style toilet. Door to the garage.

GARAGE

Electric door opening to the front, newly fitted. Light and power. Plumbing for washing machine.

REAR

Enclosed rear garden with paved patio. Steps ascending to a further lawn and deck area with mature shrubs.

COUNCIL TAX

Council tax band C.

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

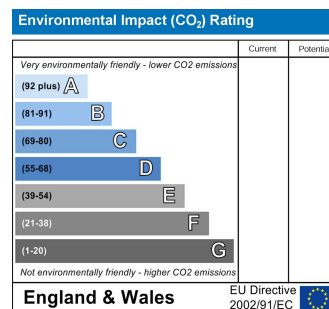
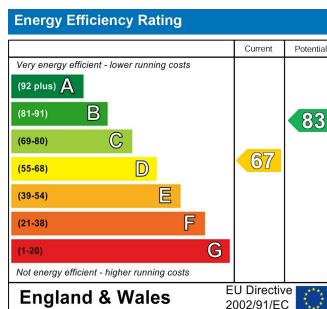
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PROCEEDS OF CRIME ACT 2002

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.



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