



74 Brookfield Avenue

Barry, CF63 1EQ

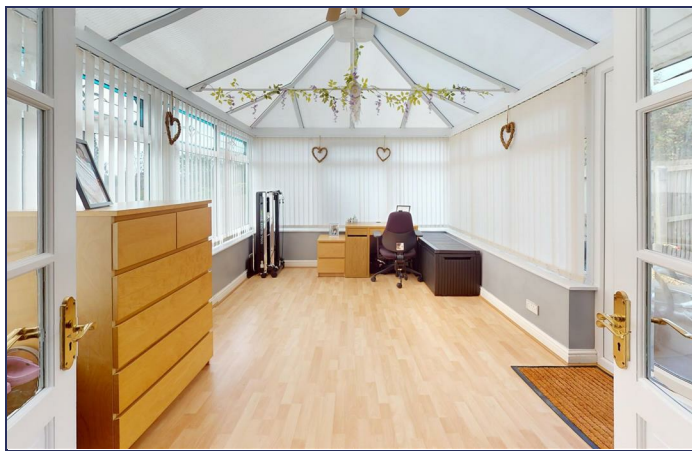
Price Guide £250,000

HARRIS & BIRT



An excellent opportunity to purchase this extremely well finished and extended two bedroom semi-detached property. Situated in a quiet and peaceful cul-de-sac in the south eastern part of Barry. The property has been modernised by the current vendors and offers accommodation briefly comprising; entrance porch, living room, sun room and kitchen/dining room to the ground floor. Stairs leading up to two double bedrooms and a family bathroom to the first floor. There is plenty of off road parking to the front. An excellent opportunity to extend to the side due to corner plot. The gardens are private, secluded and well maintained. Viewing is highly recommended.

The property is situated within catchment for both Palmerston and Wenvoe Primary School, which feeds into both St Richard Gwyn or Bishop of Llandaff Comprehensive School. Offering far ranging views across to St Andrews Major and Dinas Powys and within excellent commute to both Cardiff and M4 corridor by the A4050. Barry has been the beneficiary of thorough regeneration across the past decade and offers plenty with a range of supermarkets, upmarket coffee shops and thriving town centre.



Accommodation

Ground Floor

Entrance Porch 3'11 x 4'0 (1.19m x 1.22m)

Entered via UPVC front door with inset double glazed lead lined opaque vision panel. Wall hooks and plenty of space for shoes and cloaks. Skimmed walls. Slate tiled effect vinyl flooring. Fitted radiator. Wooden door through into living room.

Living Room 12'9 x 17'1 (3.89m x 5.21m)

Good sized principal reception room with quarter turn staircase leading up to first floor landing. Skimmed walls. Skimmed ceiling. Fitted carpet. Fitted double radiator. UPVC double glazed window to front elevation. Half glazed double doors open through into;

Sun Room 14'8 x 10'10 (4.47m x 3.30m)

Good sized secondary reception space that is adaptable and can be used for a multitude of uses. UPVC construction. Polycarbonate pitched roof set onto a dwarf wall with UPVC fully double glazed doors opening out onto patio laid terrace. Power and light. Wood effect flooring.

Kitchen/ Dining Room 12'9 x 11'10 (3.89m x 3.61m)

Good space with modern fitted handleless kitchen. Range of wall and base units sat under and over a grey mottle effect worksurface. Features including gas four ring hob with over head chrome chimney extractor. Underset electric fan oven. Plenty of space for washing machine and tumble dryer. Chrome 1.5 sink and drainer with chrome swan neck mixer tap. Space for up and over fridge/freezer. Further space for table

and chairs. UPVC half glazed door opens out onto rear patio terrace. Further natural light via UPVC double glazed window to rear elevation. Skimmed walls with white metro tiled splash backs. Skimmed ceiling. Tile effect vinyl laid flooring. Radiator. Boiler housed to wall behind matching decor panel. Good sized understairs storage cupboard.

First Floor

Landing 12'9 x 8'2 (3.89m x 2.49m)

Accessed via quarter turned carpet stair case to open landing. Access to loft via hatch with pull down ladder. Skimmed walls. Skimmed ceiling. Communicating doors to all first floor rooms.

Master Bedroom 12'9 x 9'3 (3.89m x 2.82m)

Good sized double bedroom with UPVC double glazed picture window to front offering sea views. Skimmed walls and ceiling. Fitted carpet. Four door run of floor to ceiling fitted wardrobes. Fitted radiator.

Bedroom Two 12'9 x 8'10 (3.89m x 2.69m)

Good sized double bedroom . UPVC double glazed window to rear elevation over looking pretty gardens. Skimmed walls. Skimmed ceiling. Fitted carpet. Fitted radiator.

Family Bathroom 9'7 x 5'0 (2.92m x 1.52m)

Modern high specification three piece suite comprising panelled bath with chrome waterfall mixer tap. Electric power shower. Low level dual flush WC. Pedestal wash hand basin with chrome waterfall mixer tap. Travertine tiled walls. Skimmed ceiling. Slate effect vinyl laid flooring. Chrome vertical heated towel rail. Good sized storage cupboard housing hot water tank

Outside

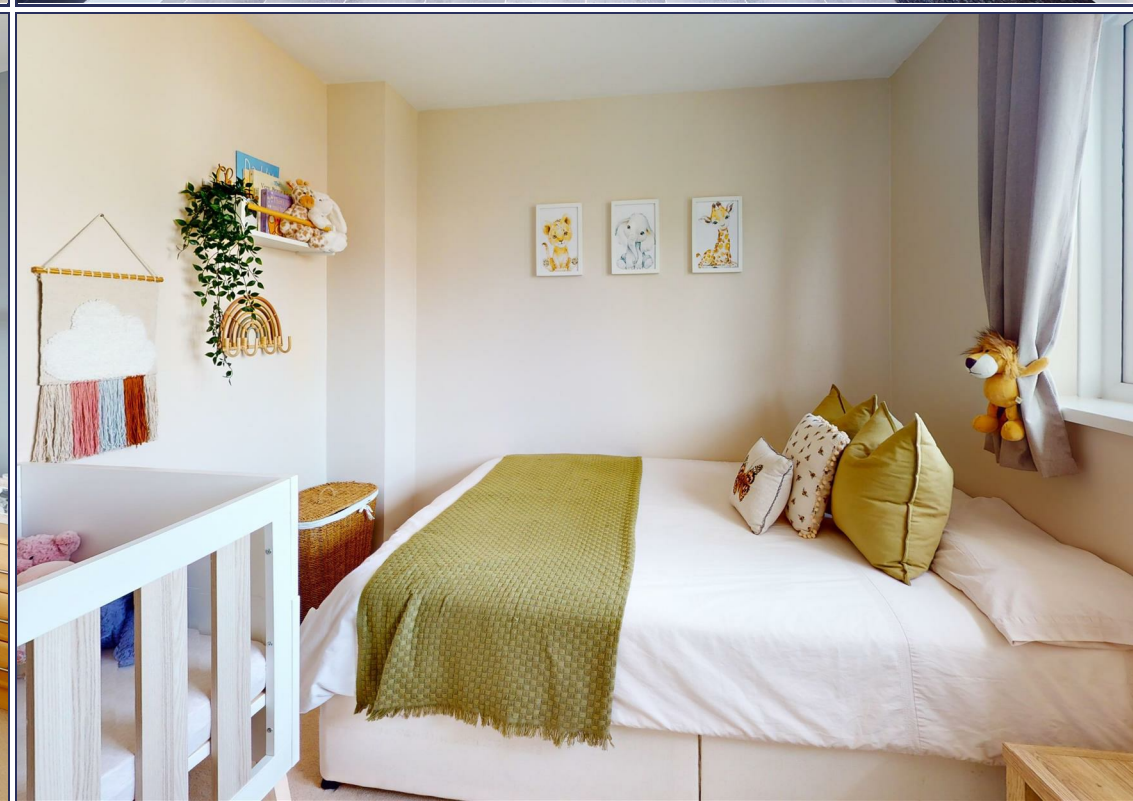
The property offers plenty of parking to front. Situated on a corner plot with great extension opportunity. The garden wraps around the property and offers flat, private and easy to maintain rear and side garden. Large parcel of flagstone laid patio. Small portion of Cotswold stone. Raised decked terrace set behind close boarded fencing to all aspects. Side access via pedestrian gate. Outside tap. Outside lighting. The property is set back from the road via attractive raised beds behind timber sleepers. Stepped pathway to front door.

Services

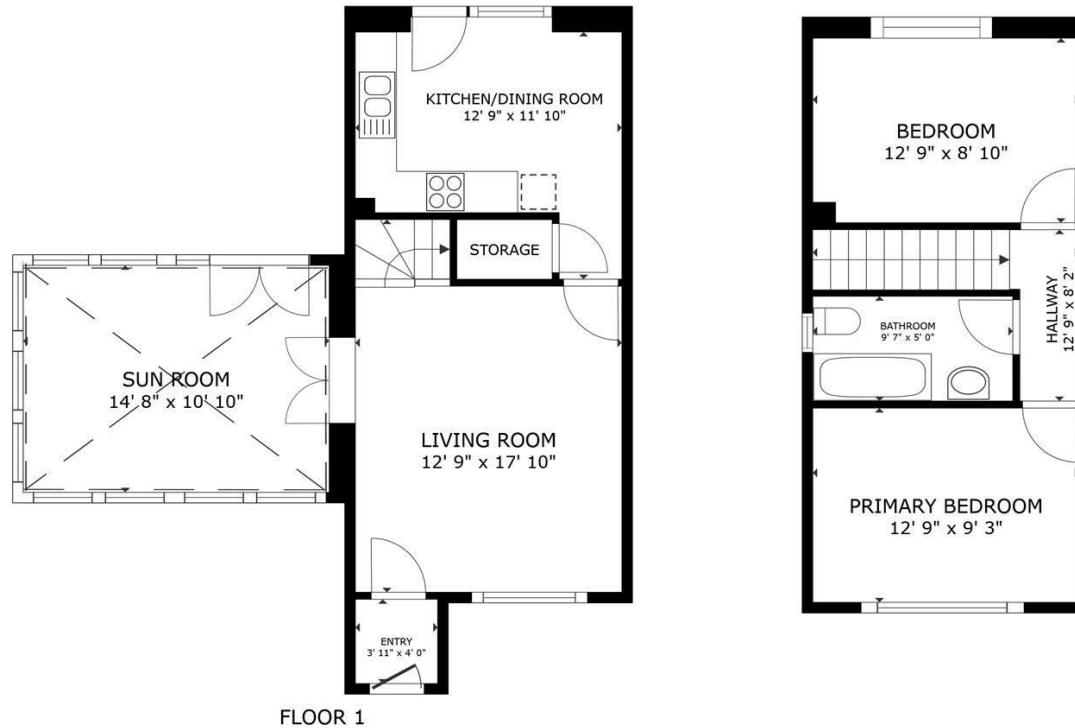
The property is serviced via mains gas electric water and drainage.

Directions

What3Words: ///demand.member.crab



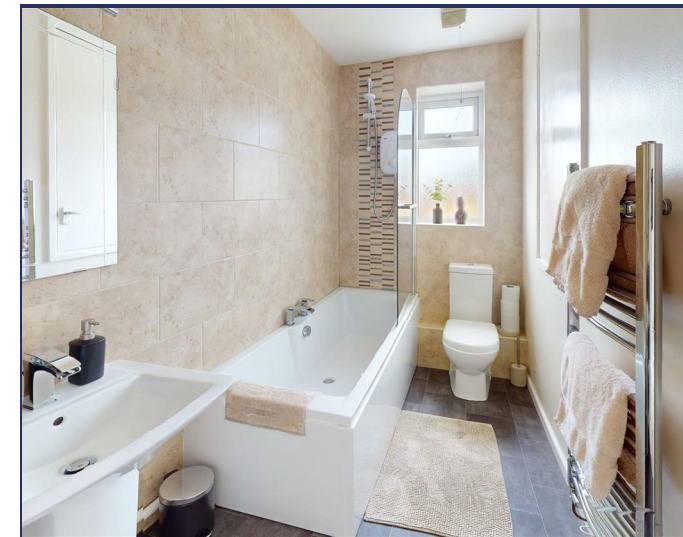




FLOOR 1

HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 540 sq.ft. FLOOR 2 344 sq.ft.
 TOTAL : 884 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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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	81

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	

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