



Property Name:
66 Brookfield Avenue
Barry
CF63 1EQ

Price:
£230,000

Qualifier:
Asking price

 **2**
 **1**
 **1**
 **C**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

The Bullet Points

- Two double bedrooms
- Private driveway
- Spacious living room
- Family bathroom with combined bath and shower
- Porch entrance for added convenience
- Semi-detached property
- Quiet cul-de-sac location
- Well-equipped kitchen with ample storage
- Low-maintenance tiered garden
- Ideal for first-time buyers or small families



The Main Text

Situated in a quiet cul-de-sac, this delightful two-bedroom semi-detached home offers a perfect blend of comfort and convenience. Its unique feature is the private driveway, making it ideal for those seeking a peaceful yet accessible location.

Upon entering the home, you are welcomed by a porch leading into a generously spacious and inviting living room, perfect for relaxation or entertaining. The kitchen is well-equipped with ample storage and space for all necessary appliances, making it a practical and functional area for family life.

The rear garden is tiered, flat, and designed for low maintenance, providing a pleasant outdoor space to enjoy without the hassle of constant upkeep.

Upstairs, you'll find two generously sized double bedrooms, offering plenty of space for comfortable living. The family bathroom is a testament to modern living, finished in white and featuring a combined bath and shower, catering to convenience and style.

This property represents an excellent opportunity for buyers seeking a quality home in a desirable area of Barry.

Additional Information

Type of home: Semi-detached House

Tenure: Freehold

EPC Rating: 72 (C)

Council tax band: D

Borough: Vale of Glamorgan

Approved planning permission for a double side extension and single back

The Local Area

Brookfield Avenue is ideally located in Barry, offering a perfect balance of suburban tranquillity and convenient access to local amenities. The area is well-served by various shops, supermarkets, and cafes, ensuring all your daily needs are within easy reach. For families, there are several reputable schools and parks nearby, making it a great location for children. Public transport links are excellent, with regular bus and train services connecting you to Barry town centre, Cardiff, and beyond. Additionally,

the stunning coastline and beaches of Barry Island are just a short drive away, offering beautiful scenery and recreational opportunities.

Transport

Brookfield Avenue benefits from excellent local transport links, making commuting and travel highly convenient. Barry has several well-connected train stations, including Barry and Barry Docks, offering regular services to Cardiff and other surrounding areas, perfect for those working in the city or further afield. Local bus routes provide reliable connections within Barry and to nearby towns. For motorists, the A4050 and A4231 are easily accessible, offering direct routes to the M4 motorway and Cardiff International Airport, which is only a short drive away. Whether by train, bus, or car, the transport options in the area make it easy to travel for both work and leisure.

Schools

The local area around Brookfield Avenue offers a selection of highly regarded schools, making it an excellent choice for families. There are several primary and secondary schools within proximity, providing a range of educational options for children of all ages. Many of the schools in the area are well-established, offering vital academic programs and various extracurricular activities. Parents will also appreciate the community-focused environment, with schools prioritising learning and personal development. With good Ofsted ratings and positive reputations, the schools in this area provide a solid foundation for children's education and future success.

Material Information Property Report

You can click the property report to find out the Utility Supply, Rights and Restrictions, Risks and a full in-depth report of the property.

Please feel free to contact us directly if you'd like to be sent a link or PDF.

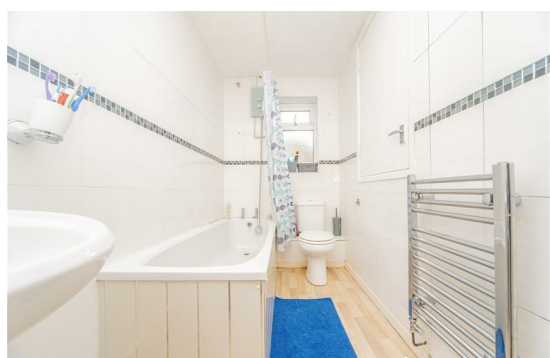
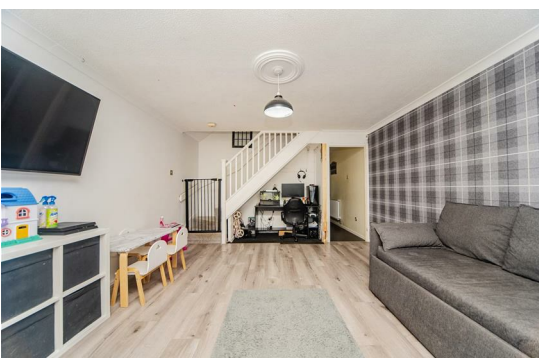
NTSELAT Approved



66 Brookfield Avenue, Barry, CF63 1EQ

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



The Photographs

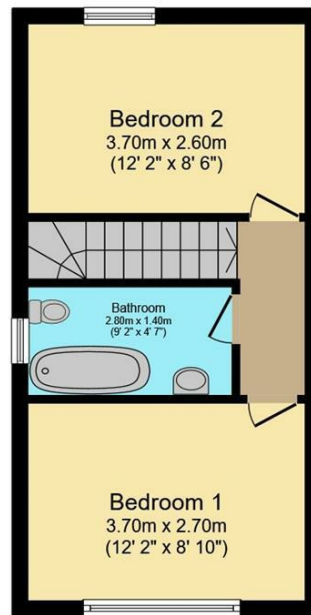
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Ground Floor

Floor area 31.2 m² (336 sq.ft.)

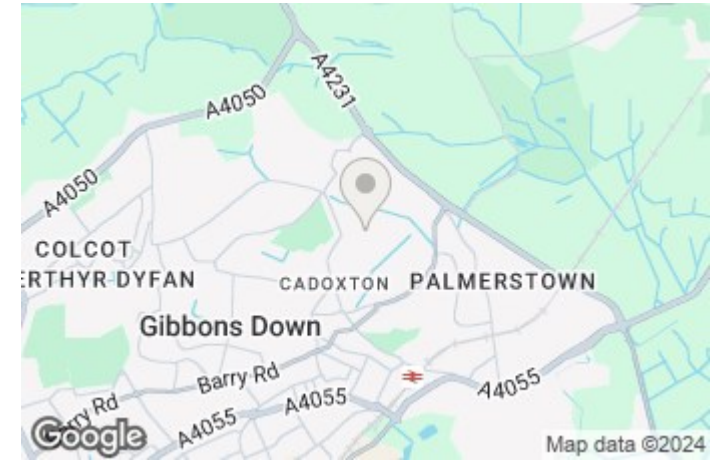


First Floor

Floor area 30.0 m² (323 sq.ft.)

TOTAL: 61.2 m² (659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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