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22 Bramble Avenue
Barry, The Vale Of Glamorgan,
CF62 7JN

22 Bramble Avenue

Guide Price £349,500

Substantially extended, three double bedroom home with high quality finishes in a private, end of cul-de-sac location with private gardens, extensive parking and direct access to open green space to side.

Significantly extended three bedroom semi detached house in private location

Entrance hall, large living room, separate dining room, large high quality rear orangery with bi-folding doors, fitted kitchen with extensive built in appliances

Landing, three bedrooms, two en-suite shower rooms and family bathroom

Private rear garden

Attractive location with open space to side





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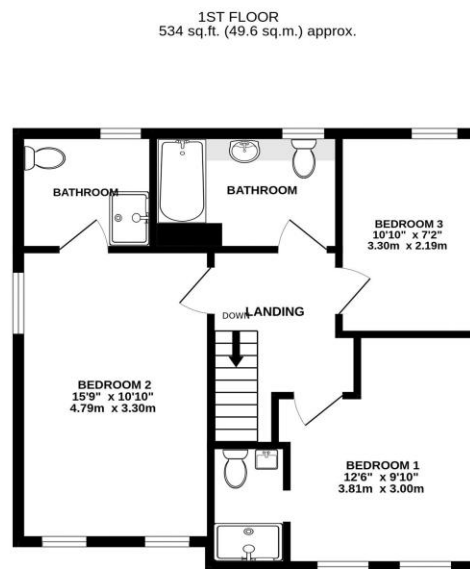
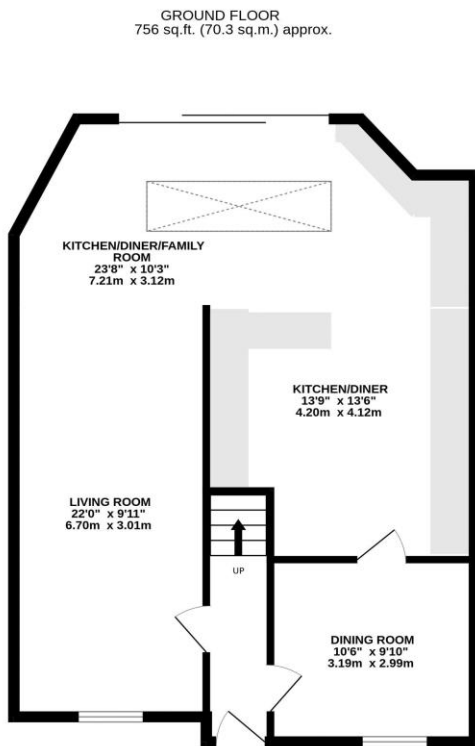
Canopied entrance with Upvc double glazed entrance door to HALLWAY, hexagonal ceramic tiled floor, staircase to part galleried landing and doors to large LIVING ROOM, timber effect floor, double glazed window to front elevation. Wide open plan access to rear orangery. DINING ROOM, timber effect flooring and double glazed window to front elevation. Door to understairs storage cupboard. Rear ORANGERY extension, slate tiled floor, double glazed bi-fold doors

to rear garden with large glazed lantern section over, recessed lighting. Open plan to KITCHEN, extensive range of white, high gloss, base and wall cupboards with polished granite worktops and inset stainless steel sink and mixer tap. Appliances include stainless steel cooking range and extractor hood, dishwasher, wine chiller and washing machine with space for American style fridge freezer.

'L' shaped landing with loft hatch and doors to BEDROOM ONE, double glazed windows to front and side elevations with views over large green space to side. Door to EN-SUITE SHOWER ROOM, fully tiled to floor and walls, walk-in shower cubicle with fixed glazed screen

and ceiling mounted shower head, low level WC and glass wash hand basin on a timber stand with vanity drawers below, additional fitted cupboard, wall mirror, chrome heated towel rail and frosted double glazed window. BEDROOM TWO, double glazed windows to front driveway, pendant light. Sliding door to EN-SUITE SHOWER ROOM, white low level WC and wash hand basin, tiled to lower walls and floor, fully tiled shower cubicle with glazed entry door and mains shower attachment. BEDROOM THREE, double glazed window to rear garden, pendant light and fitted wall shelves. Main BATHROOM, fully tiled floor and walls, suite includes double ended bath with shower over, low level WC and feature wash hand basin with mixer tap, chrome heated towel rail and frosted double glazed window. Fitted fibre optic lighting above bath.

No.22 Bramble Avenue lies at the end of a private cul-de-sac with front lawn and substantial private parking area and turning space, fringed by sandstone paving, raised flower bed, private gated recycling storage area and a wide gate giving direct access into the adjacent, open green space. Adjacent to the front door is a useful storage compartment. The rear garden is completely enclosed by timber fencing, with a decked sitting area and lawn, raised flower beds incorporating additional seating and a further gate providing access to the open field to the side.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge travel East along the A48, Travel through Bonvilston, then at the traffic lights turn right sign posted Barry. Proceed over the roundabout onto B4266. Take the second left onto Severn Avenue, continue along Severn Avenue taking the fourth left onto Bramble Avenue. Travel into Bramble Avenue, turning first right as you reach the end of the street. No.22 is the last property on your right hand side.

Tenure

Freehold

Services

Mains gas, electricity, drainage and water
 Council Tax Band E
 EPC Rating

Viewing strictly by appointment through
 Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

