



89 Brookfield Avenue
Barry, Vale of Glamorgan, CF63 1EP

Watts
& Morgan



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£475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented and fully refurbished, four bedroom detached family home situated at the end of a quiet cul-de-sac. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, living room, kitchen/dining room, conservatory and ground floor cloakroom. First floor landing, primary double bedroom with en-suite, two further double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a tarmac driveway providing off-road parking, beyond which is an integral single garage with an electric roller door. Beautifully landscaped private and enclosed rear garden with a versatile garden room. EPC rating; 'C'.

Directions

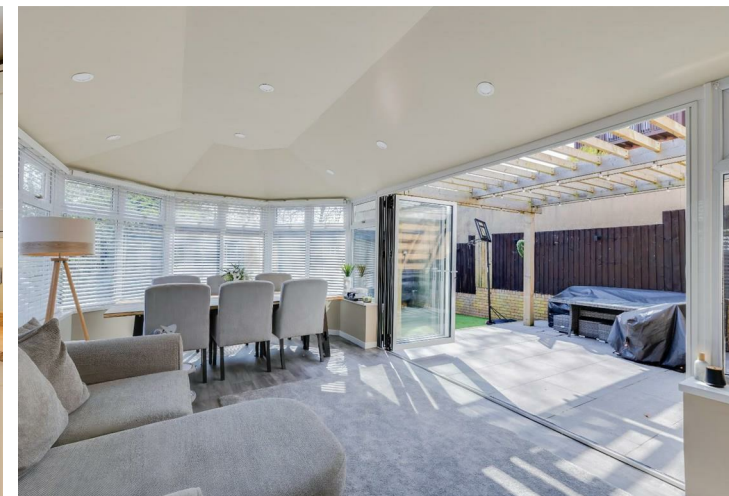
Cardiff City Centre – 7.0 miles

M4 Motorway – 7.2 miles

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Summary of Accommodation

Ground Floor

Entered via a composite door with an obscure double-glazed side panel into a hallway benefitting from wood effect laminate flooring, decorative wall panelling, a wall-mounted alarm panel and a carpeted staircase leading to the first floor. The living room benefits from continuation of wood effect laminate flooring, a central feature log burner with a slate hearth, a bespoke fitted media wall and a uPVC double-glazed bay window to the front elevation.

The kitchen showcases a range of wall, base and tower units with laminate work surfaces. Integral "Lamona" appliances to remain include; a full height fridge and freezer, a 5-ring electric hob with an extractor fan over, an electric oven/grill, a combination microwave and a dishwasher. The kitchen further benefits from continuation of wood effect laminate flooring, matching upstands, recessed ceiling spotlights, feature pendant lighting, a ceramic bowl and a half sink with a mixer tap over, a recessed understairs storage cupboard and a uPVC double-glazed window to the rear elevation.

The conservatory is a versatile space and benefits from wood effect vinyl flooring, recessed ceiling spotlights, uPVC double-glazed windows to all elevations and a set of aluminium bi-folding doors providing access onto the patio.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from wood effect vinyl flooring, partially tiled walls and splash-back and an obscure uPVC double-glazed window to the side elevation.

First Floor

The first floor landing benefits from carpeted flooring, decorative wall panelling, a recessed storage cupboard and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and drawer units and a uPVC double-glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect vinyl flooring, partially tiled splash-back, an extractor fan, a wall mounted mirror with feature lighting, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the front elevation.

Bedroom two is a double bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

Bedroom three is another double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom four is a further double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with 4-piece white suite comprising; a freestanding bath with a handheld shower attachment, double wash hand basins set within a vanity unit and a WC. The bathroom further benefits from wood effect vinyl flooring, decorative wall panelling, partially tiled walls, an extractor fan, a wall mounted mirror with feature lighting, a wall-mounted towel radiator and an obscure uPVC double-glazed window to the rear elevation.



Garden & Grounds

89 Brookfield Avenue is approached off the road onto a tarmac driveway providing off-road parking, beyond which is an integral single garage with an electric roller door. Located within the garage is a wall-mounted 'Viessmann' combi boiler, two wall-mounted battery packs connected to the solar panels, space and plumbing has been provided for freestanding white goods.

The beautifully landscaped private and enclosed rear garden is predominantly laid with artificial lawn, a patio area covered by a wooden pergola provides ample space for outdoor entertaining and dining. The rear garden further benefits from a large versatile garden room with built-in speaker system, laminate wood flooring, recessed ceiling spotlights and aluminium double-glazed bi-folding doors.

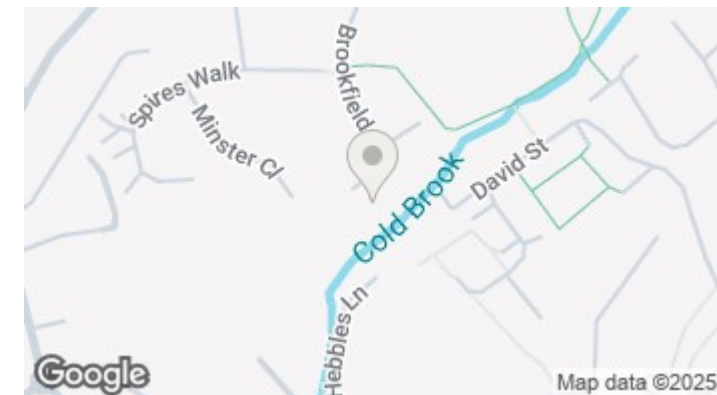
Additional Information

All mains services connected.

Freehold.

Council tax band 'E'.

The property also benefits from solar panels.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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