



## 32 Brookfield Avenue, Barry CF63 1EQ Offers In Excess Of £300,000 Freehold

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

**\*\*NO FORWARDING CHAIN\*\*** A detached property ideally placed in a cul de sac position. In near distance to the link road leading to Cardiff/M4. Viewing is highly advised to appreciate. Briefly comprising, entrance porch, entrance hallway, living room, fitted kitchen, dining / sitting room with French doors opening to the rear garden, utility area, and w.c cloakroom. Additionally a converted garage providing a further reception room or study. To the first floor, three bedrooms with master en-suite shower room and a family Bathroom. To the front, a block paved driveway providing ample off road parking, established shrubbery. Side access. To the rear, an enclosed garden with stone patio area, raised borders planted with shrubs, further decked sun terrace with pergola. Benefiting from gas central heating and UPVC double glazing throughout.



## FRONT

Block paved driveway providing ample parking. Established shrubbery. Side access to rear garden. UPVC double glazed front door leading in to entrance porch.

## Entrance Porch

3'04 x 5'10 (1.02m x 1.78m)

Textured ceiling. Revealed brick wall's. Ceramic tiled flooring. UPVC double glazed windows to the front elevation. UPVC double glazed front door. Wooden door with obscured glass insert leading through to the entrance hallway.

## Entrance Hallway

4'11 x 5'02 (1.50m x 1.57m)

Textured ceiling. Smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wooden door's with glass insert's leading through to the living room and study / sitting room.

## Living Room

11'11 x 13'10 (3.63m x 4.22m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Log burner with slate hearth and decorative tiles. Wooden door with obscured glass insert leading through to entrance hallway. Through opening to kitchen.

## Kitchen

10'01 x 12'01 (3.07m x 3.68m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Modern fitted kitchen comprising of base units. Wood laminate worktop's. Porcelain tiled splashback's. stainless steel sink. Space for range cooker. Integrated fridge. Through opening to dining / sitting area. Wooden door with glass inserts leading through to the inner hall.

## Dining / Sitting Room

10'07 x 11'04 (3.23m x 3.45m)

Smoothly plastered vaulted ceiling. Smoothly plastered walls. Wood laminate flooring. UPVC double glazed picture window with views over the rear garden. UPVC double glazed French doors leading out to rear patio. Through opening to kitchen.

## Utility Room

6'11 x 9'09 (2.11m x 2.97m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. UPVC double glazed windows to side and rear elevations. Fitted units comprising of wall and base. Wood laminate worktop's. Stainless steel sink. Integrated dishwasher. Space for fridge freezer. Space for washing machine. Wall mounted boiler.

## W.C Cloakroom

4'07 x 5'04 (1.40m x 1.63m)

Textured ceiling with inset lights. Porcelain tiled walls. Vinyl flooring. UPVC double glazed window with obscured glass to the side elevation. Vanity wash hand basin. Vanity toilet. Wooden door leading through to the inner hallway.

## Study / Sitting Room

8'06 x 11'08 (2.59m x 3.56m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door with obscured glass insert via one step to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

5'11 x 10'00 (1.80m x 3.05m)

Textured ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window with obscured glass to the side elevation. Fitted carpet staircase rising from ground floor. Wooden doors leading through to bedrooms one, two and bedroom three. Further wooden door to the family bathroom. Access to storage and water tank.

### Bedroom One

9'02 x 13'10 (2.79m x 4.22m)

Textured ceiling with coving. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to en-suite shower room. Wooden door leading through to the first floor landing.

### En-Suite Shower

3'10 x 6'05 (1.17m x 1.96m)

Textured ceilings. Ceramic tiled walls. Wood laminate flooring. UPVC double glazed window with obscured glass to the side elevation. Pedestal wash hand basin. Shower cubicle with

### Bedroom Two

9'02 x 9'07 (2.79m x 2.92m)

Textured ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

### Bedroom Three

5'11 x 9'03 (1.80m x 2.82m)

Textured ceiling. Papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the first floor landing.

### Family Bathroom

5'11 x 7'03 (1.80m x 2.21m)

Textured ceiling with coving and inset lights. Porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Jacuzzi bath with shower attachment. Wall mounted glass wash hand basin. Close coupled cistern toilet. Wooden door leading to the first floor landing.

## REAR

A enclosed rear garden with sandstone paved patio area and decorative chippings. Established shrubbery surrounding the perimeter of the garden. Further lower patio area. Raised decked area covered by pergola. Side access to front. Access to storage shed. UPVC double glazed French doors leading to the dining /sitting room. UPVC double glazed door leading to the inner hallway.

## COUNCIL TAX

Council tax band D

## 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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			
		66	83

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

