



## 35 Bramble Avenue, Barry CF62 7JN

### £225,000 Freehold

2 BEDS | 2 BATH | 1 RECEPT | EPC RATING D

This property in the desirable Bramble Estate of Barry, this charming two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Just a short drive from Pontypridd Road, residents will find themselves within easy reach of local schools and shops, making it an ideal location for families and professionals alike.

Upon entering the property, you are welcomed by an entrance hallway. The spacious living room, accessible from the hallway, provides a warm and inviting space for relaxation and entertainment. The living room also has access to under stairs storage. A fitted carpet staircase leads you to the first floor, where you will find two well-proportioned bedrooms with an en-suite shower to the master. The family bathroom on this level is designed for practicality and comfort.

A spacious kitchen/dining room with integrated appliances, which features French doors that open up to the enclosed rear garden. This seamless connection between indoor and outdoor spaces is perfect for summer gatherings or simply enjoying a quiet moment in the fresh air.

The front of the property benefits from a large driveway providing parking for multiple vehicles, ensuring ease of access. To the rear a larger than average enclosed rear garden with patio area and laid to lawn, the garden features planted established shrubbery for privacy and a convenient side access to the front driveway.

This semi-detached house is a wonderful opportunity for those seeking a comfortable home in a friendly neighbourhood. With its appealing layout and proximity to essential amenities, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this delightful property your own.



## FRONT

Driveway with parking available for multiple vehicles. Laid decorative sandstone chippings with planted established shrubbery. Paved pathway leading to a UPVC double glazed front door. Side access to rear garden.

## Entrance Hallway

4'02 x 4'11 (1.27m x 1.50m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. UPVC double glazed front door with obscured glass insert. Wood panel door leading through to the living room.

## Living Room

9'11 x 14'01 (3.02m x 4.29m)

Textured ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the kitchen / dining. Access to under stairs storage. A further wood panelled door leading through to the entrance hallway.

## Kitchen / Dining

9'00 x 13'06 (2.74m x 4.11m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to the rear garden. Porcelain tiled splashback's. Fitted kitchen comprised of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated oven. Wall mounted cooker hood. Composite sink. Space for washing machine, space for fridge / freezer and tumble dryer. Area for dining table. Wood panel door leading through to the living room.

## FIRST FLOOR

### First Floor Landing

3'09 x 6'01 (1.14m x 1.85m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one and two. A further wood panelled door leading to a family bathroom. Access to airing cupboard.

### Bedroom One

9'11 x 12'05 (3.02m x 3.78m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Through opening to an en-suite shower and vanity wash hand basin area. Wood panelled door leading through to the first floor landing.

### En-Suite shower room

3'04 x 6'05 (1.02m x 1.96m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled splash backs and flooring. Shower cubicle with thermostatically controlled shower overhead. Vanity wash hand basin. Through opening to bedroom one.

### Bedroom Two

7'02 x 10'08 (2.18m x 3.25m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the first floor landing.

### Family Bathroom

6'01 x 6'03 (1.85m x 1.91m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin, ceramic tiled splashback. Bath. Close coupled toilet. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed larger than average rear garden, paved patio area with French doors leading to the kitchen / dining. Laid to lawn. Planted established area to the rear of garden. Feather edged fencing surrounding. Space for shed. Side access leading to front drive.

## COUNCIL TAX

Council tax band C

## 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.

## PHOTOGRAPH DISCLAIMER

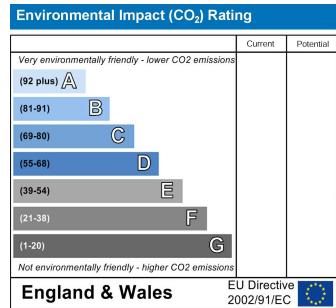
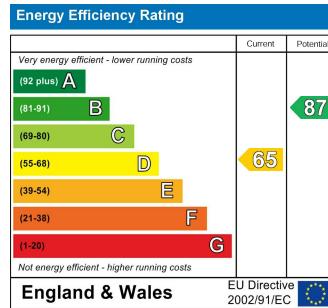
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## PROCEEDS OF CRIME ACT 2002

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## 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.



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