



53 Brookfield Avenue, Barry

Barry

Guide Price £420,000



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Immaculate four double bedroom detached home with two receptions, modern kitchen, two en-suites, integral garage, large garden, and off-road parking in a sought-after location. Viewing recommended.

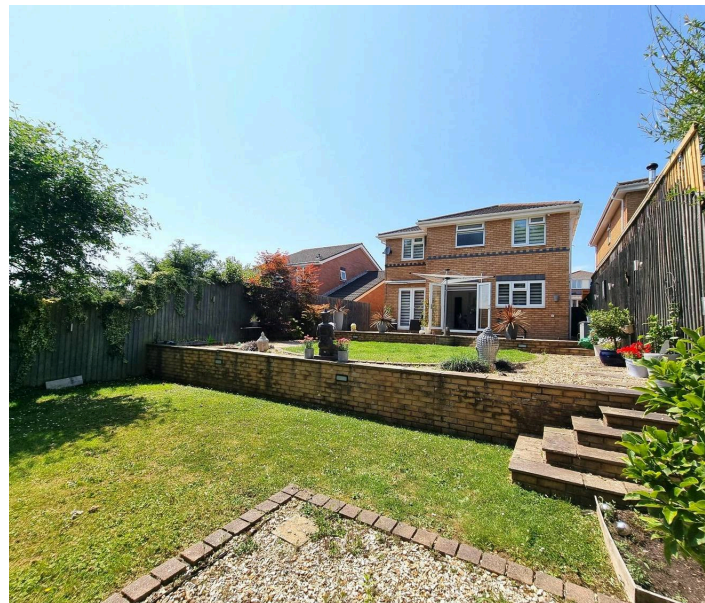
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SHOWHOME PRESENTATION
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- INTEGRAL GARAGE
- OFF ROAD PARKING
- LARGER THAN AVERAGE GARDEN
- VIEWING IS A MUST





Entrance

Enter through a composite door with glazed side panel into Hallway. Engineered oak flooring. Staircase rising to first floor with fitted carpet and handrail. Modern radiator.. Flat plastered ceiling with recessed lighting. Ring doorbell and Hive heating controls. Glazed double doors into :-

Lounge

13' 8" x 12' 1" (4.17m x 3.68m)

Continuation of oak flooring. Radiator. Window to front with day to night blind. A built in media wall with feature log effect electric fire, shelving and space for television. Coved and flat plastered ceiling with recessed lighting. Open planned into :-

Snug/family room

12' 3" x 10' 1" (3.73m x 3.07m)

Ceramic tiled flooring. Flat plastered walls and ceiling. French doors with fitted blinds opening to rear garden. Open plan into :-

Kitchen/Breakfast Room

16' 5" x 16' 0" (5.00m x 4.88m)

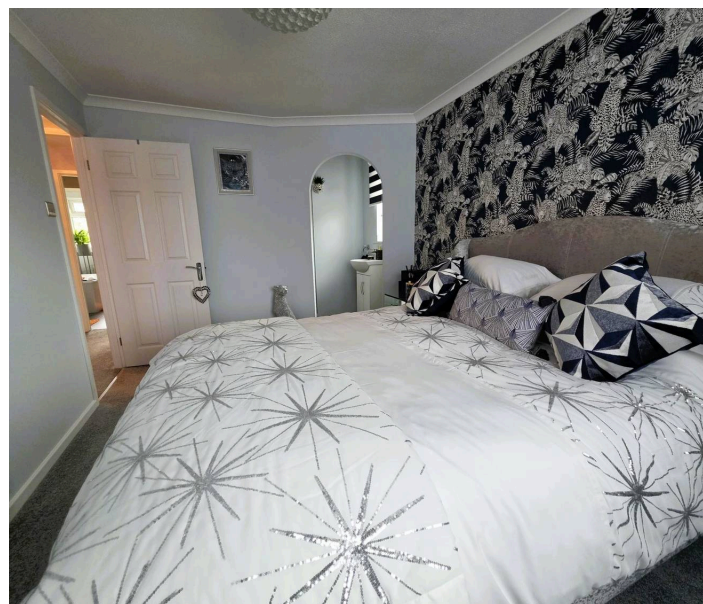
An L shaped kitchen./breakfast room. Continuation of ceramic tiled flooring. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in oven and five ring gas burner hob with contemporary cooker hood over and feature glass splashback. integrated dishwasher. space for washing machine. American style fridge/freezer to remain. Window to rear with modern blind. Space for breakfast table and chairs. Flat plastered ceiling with recessed lighting and storage access. French doors accessing the rear garden. Door into integral garage. Further door into :-

Inner hallway

Ceramic tiled flooring. Wall mounted coat hooks. Panelled door into :-

WC

Continuation of ceramic tiled flooring. Close coupled WC. Wash hand basin inset into a vanity unit, Wall mounted mirrored cabinet



GARDEN

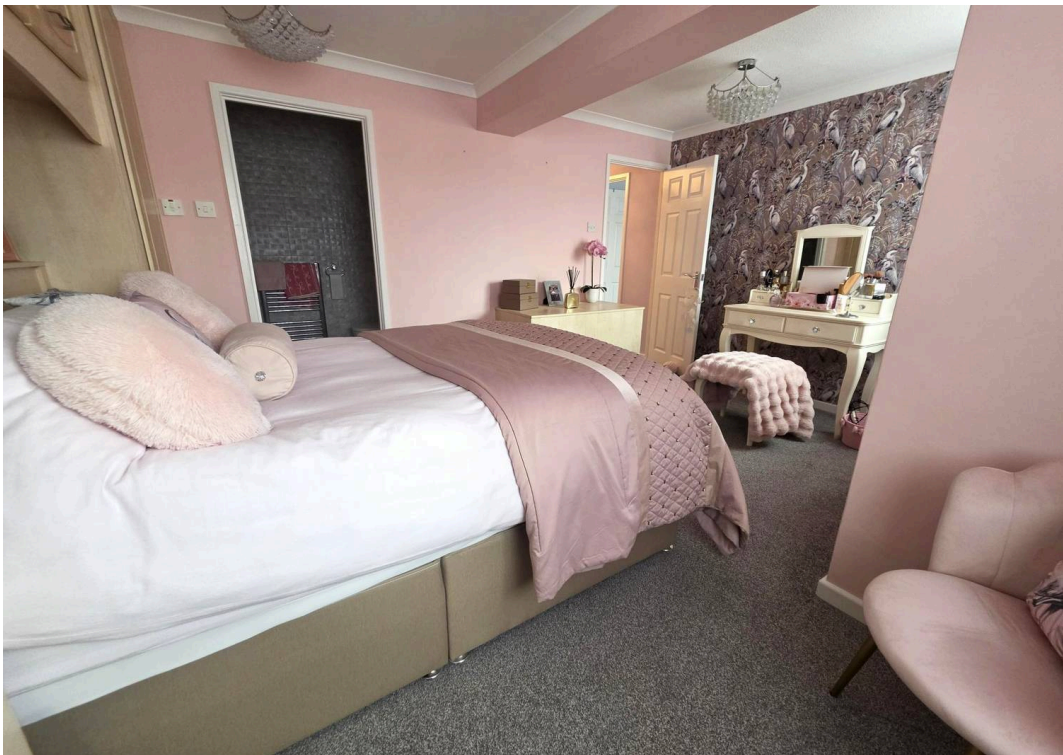
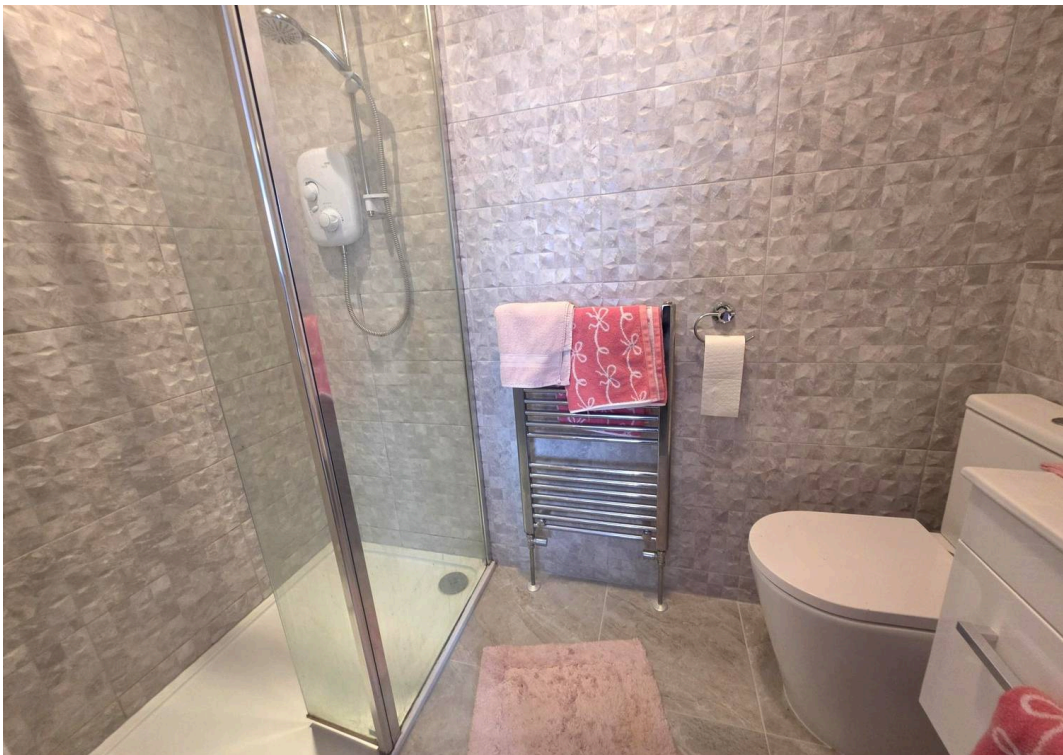
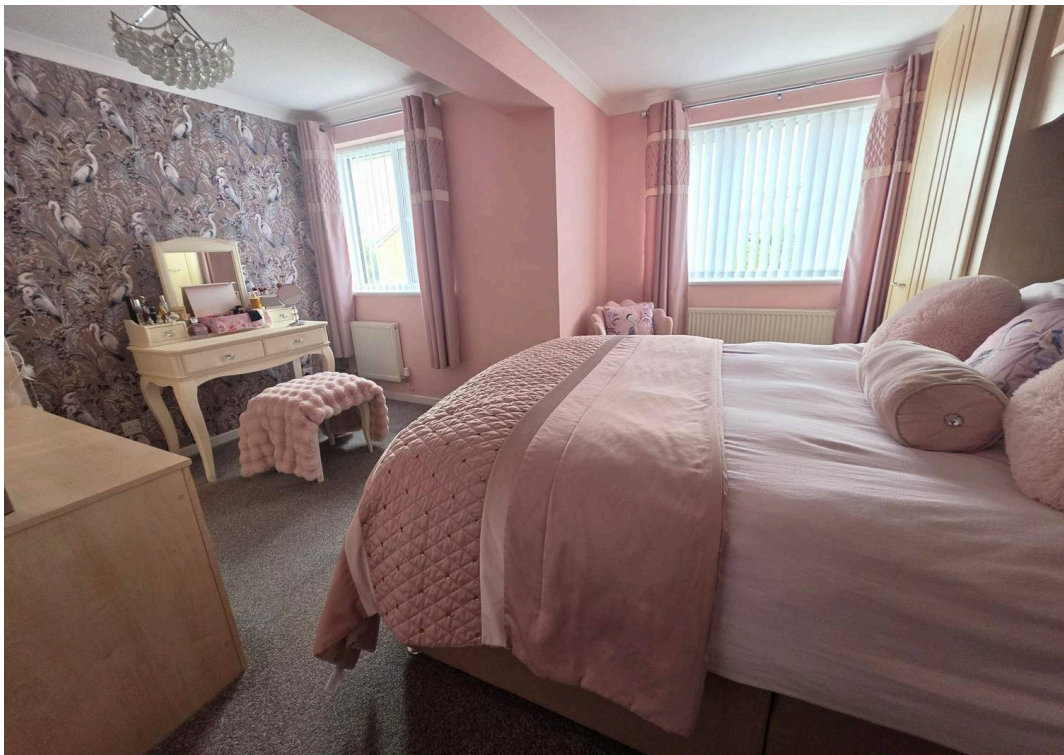
The front of the property has a block paved driveway leading to garage. Gate to side offering access to rear garden. Decorative slate chippings area also to the front. The rear garden is on two levels is mainly laid to lawn. It is enclosed and has a raised paved patio area. Outside tap, shingled borders. Mature planting.

GARAGE

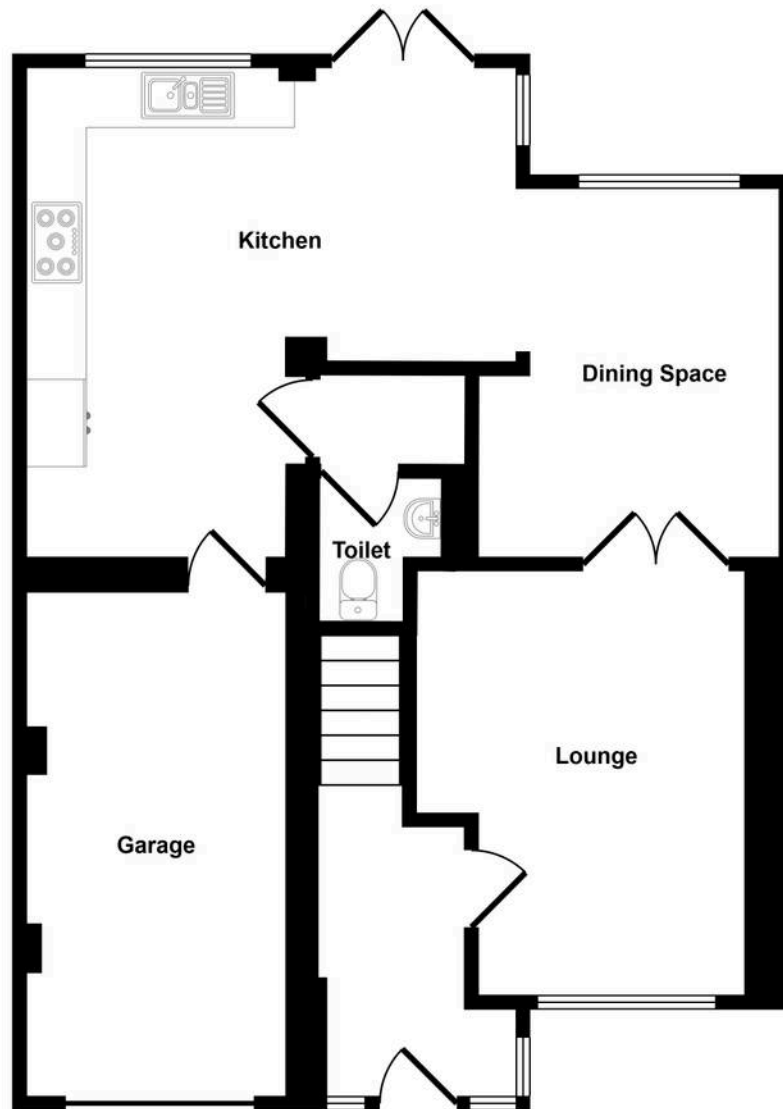
Single Garage

An integral single garage with power lighting and an electrically operated roller shutter door.

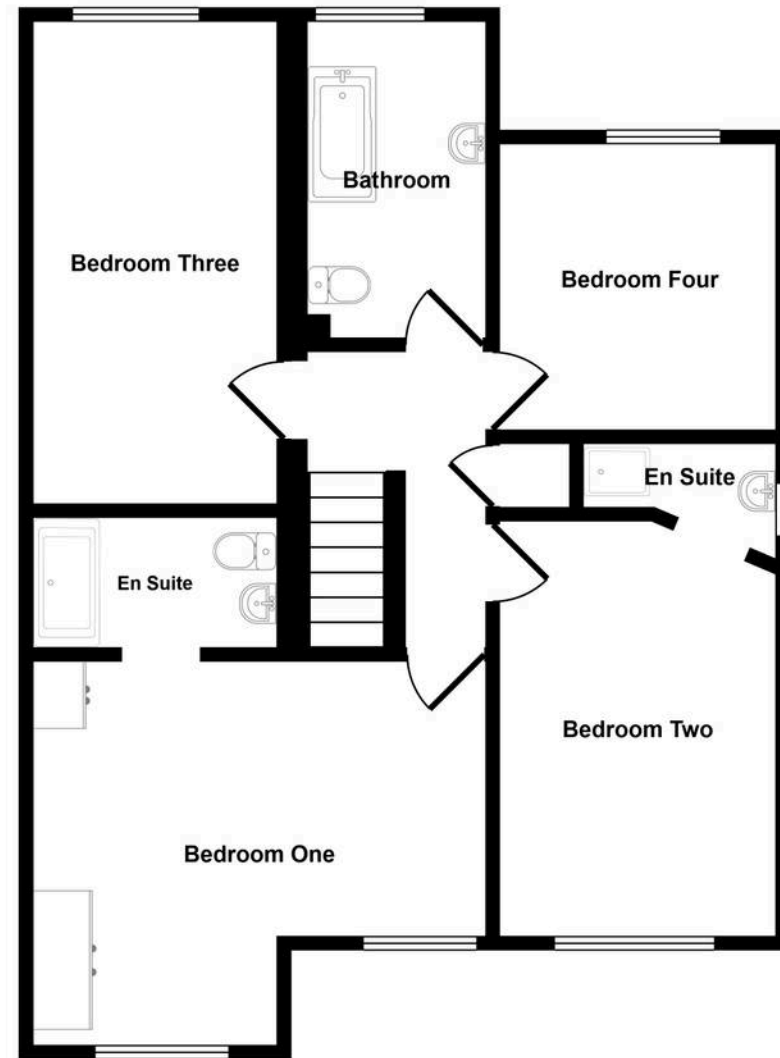




Approx Gross Internal Area
142 sq m / 1533 sq ft

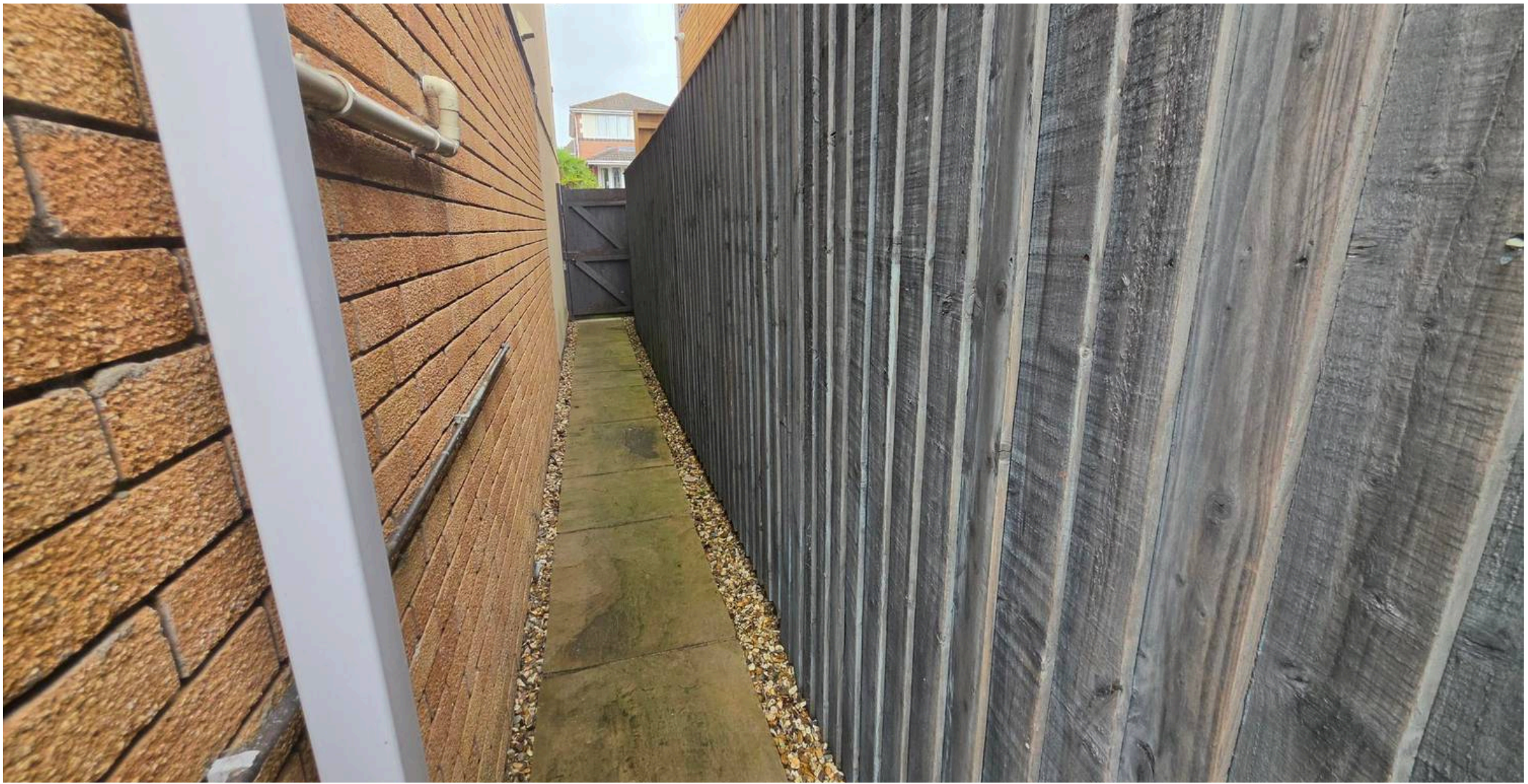


Ground Floor
Approx 73 sq m / 788 sq ft



First Floor
Approx 69 sq m / 745 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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