

# The Overview

Property Name:

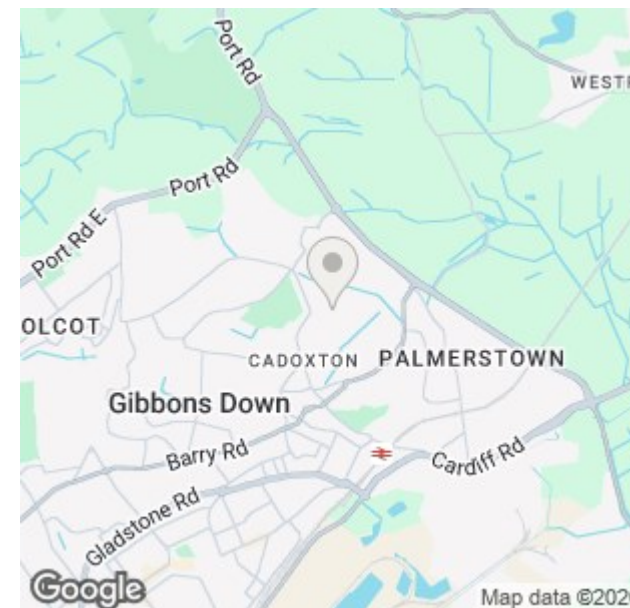
**Brookfield Avenue, Barry**

Price:

**£230,000**

Qualifier:

**Asking Price**



## The Bullet Points

- Two-bedroom semi-detached home
- Garage included
- Modern fitted kitchen
- Stylish family bathroom
- Built-in bedroom storage
- Off-street parking
- Spacious living room
- Conservatory
- Tiered rear garden
- Grey wood-effect flooring throughout ground floor



# The Main Text

Brookfield Avenue, Barry, CF63 1EQ, is a well-presented two-bedroom semi-detached home with off-street parking and a garage, offering excellent practicality alongside modern living spaces.

The property is accessed via an entrance porch leading into a spacious and welcoming living room. The living room features attractive grey wood-effect flooring, which continues seamlessly through into the kitchen, creating a cohesive and contemporary feel throughout the ground floor.

The kitchen is generous in size and fitted with light-cream cabinetry complemented by wood-effect worktops, providing ample storage and work surface space. The room is bright and airy, enhanced by bifolding glass doors that open directly into the conservatory, allowing natural light to flood the space. The conservatory provides a versatile additional reception area, ideal as a dining room or relaxed seating space. There is also a useful under-stairs storage cupboard accessed from the kitchen.

On the first floor are two well-proportioned bedrooms, including a main bedroom with built-in wardrobes. Both rooms are finished with neutral carpeting, creating a calm and comfortable atmosphere. The family bathroom is modern and stylish, featuring floor-to-ceiling grey tiling, grey wood-effect flooring, and a white suite comprising a bath with an overhead shower, a WC, and a wash basin.

Externally, the rear garden is thoughtfully designed with a tiered layout. A patio area at the bottom provides an ideal space for outdoor seating, with steps leading up to a raised decked area at the top of the garden. Between the levels are attractive barked sections with established bushes and trees, adding greenery and interest. The property is further enhanced by off-street parking and a garage, completing this appealing home.

## Local Area

Brookfield Avenue is situated in a popular residential area of Barry, offering a welcoming community feel with a range of local amenities nearby. The area benefits

from a selection of convenience stores, parks, and leisure facilities, all within easy reach, making day-to-day living straightforward and enjoyable. Barry itself is well known for its coastal charm, with beautiful beaches, scenic walks, and green spaces providing plenty of opportunities for outdoor recreation. The nearby town centre offers a variety of shops, cafés, restaurants, and services, while the surrounding area continues to grow in popularity thanks to its balance of relaxed suburban living and access to vibrant local attractions.

## Education

The local area offers a well-regarded range of educational options catering for all age groups, with both primary and secondary provision within easy reach of the property. Families are well served by a choice of settings that are known for their supportive learning environments, strong community involvement, and a broad curriculum designed to encourage development and achievement. In addition, there are further education facilities and childcare options available nearby, providing flexibility for a variety of needs and stages of learning.

## Transport Links

The area is well served by a range of transport connections, providing convenient access to surrounding towns and key destinations across the Vale and beyond. Regular public transport services operate locally, offering straightforward routes into nearby commercial centres and neighbouring communities. Road links are also easily accessible, with main routes connecting efficiently to wider motorway networks for travel further afield. The combination of local services and accessible road infrastructure makes the area practical for commuting and day-to-day travel.

# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



# The Photographs

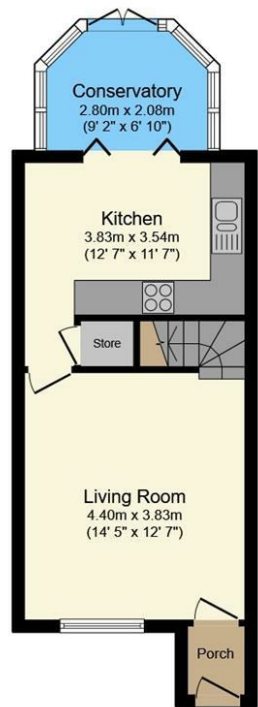
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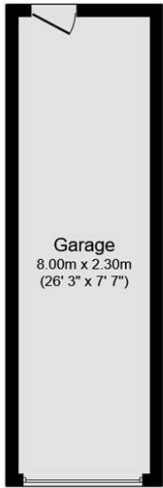
# The Floorplan



**Ground Floor**  
Floor area 37.7 sq.m. (406 sq.ft.)



**First Floor**  
Floor area 30.4 sq.m. (328 sq.ft.)



**Garage**  
Floor area 18.3 sq.m. (197 sq.ft.)

Total floor area: 86.4 sq.m. (930 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> |
| (69-80) <b>C</b>                            | <b>72</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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