

Brookfield Avenue,  
Barry,  
The Vale Of Glamorgan.  
CF63 1EQ

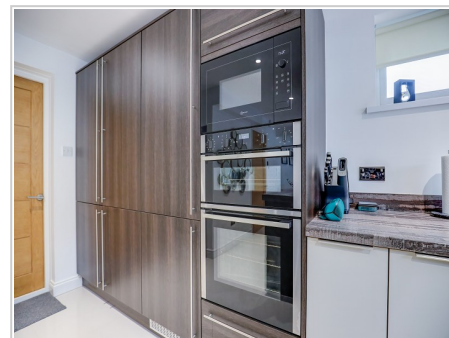
424,950



- Detached
- Open plan kitchen & family room
- Immaculate throughout
- Spacious reception room with contemporary fireplace
- High specification kitchen
- Four bedrooms
- En-suite master bedroom
- Garage
- Bi-folding doors opening onto the garden

**Ref: PRA11273**

Viewing Instructions: Strictly By Appointment Only



## General Description

Detached and immaculately presented four bedroom property with fabulous open plan kitchen and family room featuring bi-folding doors.

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## Accommodation

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### How to find us...

Sat Nav: CF63 1EQ

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### Accommodation.

The ground floor provides extensive and well-planned accommodation which has been both re-configured and refurbished by the current owners.

This includes a hallway, cloakroom, spacious living room and large open plan family room which combines the kitchen with both dining and informal living areas.

At first floor level the property offers four bedrooms, two of which are doubles and two bathrooms, located off a generous landing.

The house has an enclosed private garden, accessible from bi-folding doors via the kitchen.

In addition to the garage, there is parking for several cars on the block paved driveway.

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## Specification...

An attractive composite entrance doors leads to a bright and welcoming hallway with porcelain tile floor.

Doors lead to the cloakroom, living room and open plan kitchen and family room.

Carpeted stairs, with recess beneath, rise to the first floor.

The spacious and dual aspect living room has a bay window, wood effect floor and contemporary fireplace with living flame gas fire.

The outstanding, modern and open plan kitchen has extensive wall and base units , generous work surfaces and double sink unit.

It also features an 'L' shaped central island with further storage cupboards and induction hob with extraction unit over. The island also accommodates a breakfast bar.

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## Spec continued...

Further appliances include a double oven, built in microwave, integrated dishwasher, integrated fridge / freezer and wine cooler.

The washing machine is concealed within a cupboard and the tumble dryer is located in the garage.

A large informal living area overlooks the garden and broad bi-folding doors open onto the patio.

A porcelain tile floor runs throughout as do recessed spot lights.

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A door from the kitchen leads to the garage.

The first floor hosts four bedrooms and two bathrooms situated off a central landing.

The master bedroom is well proportioned, carpeted and fitted with built in wardrobes and matching bedroom furniture.

The recently updated and fully tiled en-suite has a bath with mixer shower over, vanity wash hand basin and WC with concealed cistern.

The family bathroom has a large shower enclosure with mixer shower, WC and wash hand basin.

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## Garage

Garage with electric roller shutter door, power points and lighting.

Extending to c.4.75m x 2.50m.

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## Outside

### FRONT

Low maintenance block paved driveway for several cars.

Pathway with gate leading to the rear.

### REAR

Tiered and comprising an extensive lower paved patio with steps rising to an upper lawn.

The garden is enclosed on all sides by timber fencing.

Lighting and cold water tap.

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## Floor Areas.

Key rooms extend to the following dimensions (max measurements):

### Ground Floor

- o Hallway
- o Living Room: 5.50m x 3.45m
- o Kitchen / Dining: 8.00m x 4.35m
- o WC

### First Floor

- o Landing
  - o Master Bedroom: 3.50m x 3.50m
  - o En-Suite
  - o Bedroom 2: 3.20m x 3.00m
  - o Bedroom 3: 2.30m x 2.25m
  - o Bedroom 4: 2.60m x 1.90m
  - o Bathroom
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Services

Mains electricity, mains water, mains gas and mains drainage

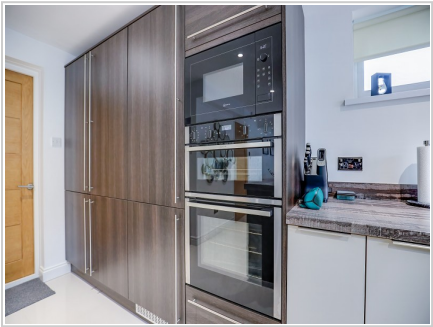
EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

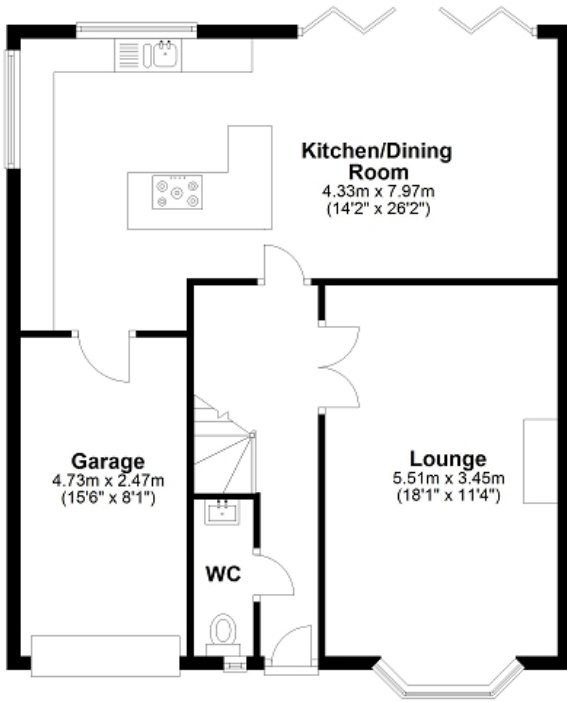
Band E





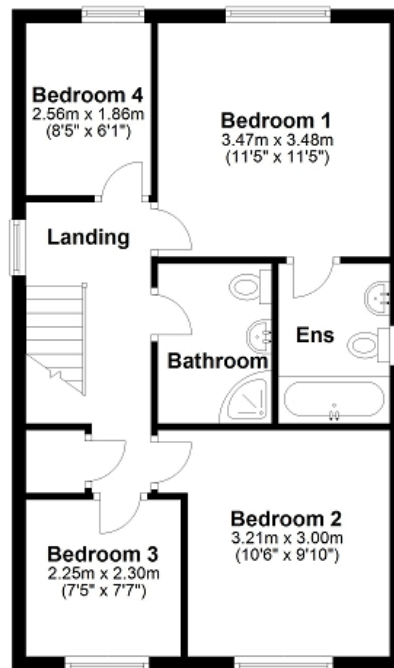
### Ground Floor

Approx. 73.3 sq. metres (789.0 sq. feet)



### First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 123.8 sq. metres (1332.3 sq. feet)

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*