



68, Brookfield Avenue  
Barry, CF63 1EQ

Watts  
& Morgan

# 68 Brookfield Avenue

Barry CF63 1EQ

**£225,000 Freehold**

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, two bedroom semi-detached family home located in a quiet cul-de-sac. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, spacious living room, kitchen and conservatory. First floor landing, two spacious double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking beyond which is a double length carport garage, landscaped front and rear gardens. EPC Rating; 'C'.



## Directions

Cardiff City Centre – 7.5 miles  
M4 Motorway – 7.3 miles



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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door into a porch enjoying wood effect laminate flooring. The living room benefits from continuation of wood effect laminate flooring, a uPVC double-glazed window to the front elevation and a carpeted staircase leading to the first floor. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven and 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of wood effect laminate flooring, partially tiled splash-back, a wall-mounted 'Glow-Worm' combi boiler, a bowl and a half stainless steel sink with a mixer tap over, a recessed under-stair storage cupboard and a set of double-glazed composite bi-folding doors providing access to the conservatory.

The conservatory benefits from continuation of wood effect laminate flooring, uPVC double-glazed windows to all elevations and a set of uPVC double-glazed French doors providing access to the rear garden.

### First Floor

The first floor landing enjoys carpeted flooring and a loft hatch with built-in ladder providing access to the fully boarded loft space with a roof light.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the front elevation. Bedroom two is another double bedroom benefitting from carpeted flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a paneled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect vinyl flooring, an over-stair storage cupboard, a wall-mounted chrome towel radiator, an extractor fan and an obscure uPVC double-glazed window to side elevation.

### Gardens & Grounds

68 Brookfield Avenue is approached off the road onto a tarmac driveway providing off-road parking, beyond which is a double length carport garage with an up and over manual door. The front garden is predominantly laid to lawn with a variety of mature borders. The split level enclosed rear garden is predominantly laid with wooden decking providing ample space for outdoor entertaining and dining. A gravel path leads to a second decked area to the rear of the garden.

### Additional Information

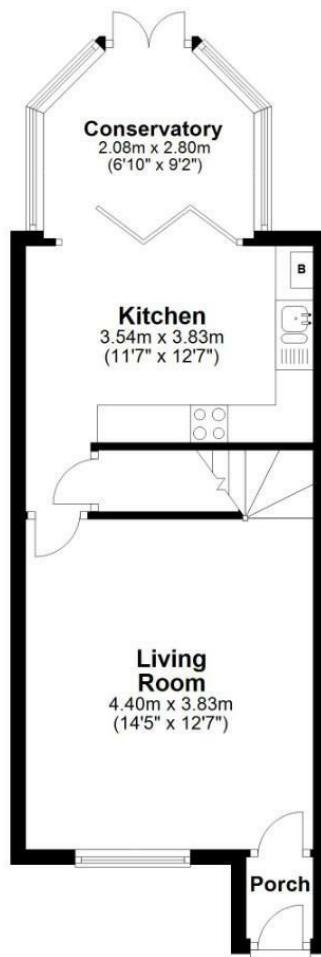
All mains services connected.

Freehold.

Council tax band 'D'.

## Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 69.3 sq. metres (746.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## First Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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



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