



£410,000

Brookfield Avenue, Barry

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- An immaculately presented, four bedroom detached family home
- Conveniently located close to Cardiff and the M4 Motorway
- Open plan kitchen & family room with bi-fold doors leading to the garden
- En-suite master bedroom
- Off-road parking and garage
- Quiet location

Property Description

Botham Williams is excited to present this beautiful detached four-bedroom home. Situated on the eastern edge of Barry, this exquisite property offers quick access to link roads and the M4 corridor. The home has undergone significant enhancements and features a welcoming entrance hall, a convenient WC/cloaks, a spacious lounge with a bay window, and an expansive kitchen/breakfast/family room with aluminium bi-fold doors that include built-in blinds, creating a seamless indoor-outdoor living experience.

Main Particulars

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On the first floor, you'll find four comfortable and well-appointed bedrooms, a modern family bathroom with quality fixtures, and a private en suite for the master bedroom. Additional features include a combi boiler that is less than three years old, modern elements such as oak doors, porcelain flooring, and chrome light switches for a contemporary feel.

Externally, the property offers a driveway that accommodates multiple vehicles and an attached garage with an electric roller door for ease of access. The rear garden is meticulously landscaped with a patio and lush lawn, perfect for outdoor enjoyment. This home is a perfect blend of comfort, style, and convenience, making it an ideal choice for discerning buyers. Don't miss this exceptional opportunity!

GROUND FLOOR

Entrance Hallway

Accessed via a composite door, this inviting entrance hall features smooth walls and a coved ceiling. The porcelain tiled floor provides a sleek and modern touch, leading to carpeted stairs ascending to the first floor. There is an under-stair recess for additional storage. All downstairs doors are crafted from oak. The hall is equipped with a modern anthracite grey radiator, wall-mounted heating controls, and chrome light switches.

Family Lounge

5.91m x 3.45m

Double oak doors open from the hall into a well-presented lounge, featuring a front aspect bay window, smooth walls, and a coved ceiling. The centrepiece of the room

is a marble-surround hearth with an inset real flame gas fire, adding warmth and character. The lounge includes a radiator and laminate flooring, with an additional window to the side.

WC

2.21m x 0.76m

The WC features a low-level toilet with a concealed cistern and a wash hand basin set into a high gloss vanity unit. The tiled walls include an in-built mirror, complementing the tiled floor. Additional features include an alarm box, an opaque window to the front, a chrome heated towel rail, and inset ceiling lights.

Kitchen/Breakfast Room

7.97m x 3.83m

The kitchen area boasts a very modern and stylish range of two-tone high gloss eye and base level units, including a drawers section. It features a 1.5 bowl sink unit with a mixer tap, an integrated double oven, and a Neff induction hob set into the central island, complete with lighting and an extractor above. The kitchen also includes integrated appliances such as a microwave, fridge freezer, dishwasher, washing machine, and a wine cooler. The smooth walls and ceiling with inset lights create a sleek atmosphere, complemented by a breakfast bar area.

Natural light floods the space through windows to the front and side, and a door provides access to the integral garage. The porcelain high gloss floor continues throughout, paired with a modern upright radiator. A seating area shares the same flooring and décor, enhanced by beautiful bi-fold doors across the back of the property, allowing plenty of light to stream in. An additional radiator ensures warmth and comfort in this inviting space.

FIRST FLOOR

Landing

Carpeted stairs lead to the first-floor landing, which features a side window that brings in natural light. From the landing, doors open to four bedrooms and the family bathroom. There is also access to the loft for additional storage space. An airing cupboard provides plenty of storage for linens and other essentials.

Bedroom One

3.38m x 3.45m

This carpeted double bedroom features a rear aspect window that offers a pleasant view. The room includes a range of built-in wardrobes and drawers, providing ample storage space. Additional features include a radiator for comfort and a door leading to the en-suite bathroom.

En-Suite Bathroom

2.34m x 1.65m

The stylish en-suite bathroom features a bath with a mixer tap and a thermostatic shower equipped with a rainfall-style head and a separate rinser. The sink and WC are set into a sleek vanity unit. The space is finished with fully tiled walls and floor, inset ceiling spotlights, and an extractor for ventilation. Additional amenities include a heated towel rail and an opaque window to the side for privacy.

Bedroom Two

3.22m x 3.05m

This carpeted double bedroom features a front aspect window, smooth walls, and a radiator, providing a comfortable and inviting space.

Bedroom Three

2.51m x 1.95m

The room boasts smooth walls, a rear aspect window that provides natural light, a radiator for comfort, and laminate flooring for a modern touch.

Bedroom Four

2.26m x 2.28m

The bedroom is carpeted and features smooth walls, a front aspect window offering natural light, and a radiator for warmth and comfort.

Family Bathroom

2.36m x 1.70m

The bathroom features a large shower cubicle with a thermostatic shower inset, a pedestal wash hand basin, and a low-level WC. The walls are partially tiled, and there is a wall-mounted shaving point for convenience. The ceiling is equipped with inset lights and an extractor fan. The floor is tiled for easy maintenance, and a heated towel rail adds comfort.

OUTSIDE

Driveway

The driveway accommodates several cars and is surfaced with interlocking brick pavers, providing a durable and attractive finish. There is convenient side access to the property, which extends around to the back, enhancing accessibility and functionality.

Garage

5.33m x 2.44m

Integral garage access via kitchen. The garage has an electric roller door. A great size with storage to the rafters, lighting and power and a combi boiler.

Garden

The garden is beautifully established and mature, featuring an initial patio area perfect for seating and outdoor gatherings. It is raised over three tiers, adorned with loose stone chippings, a lush lawn, and surrounded by established trees and shrubs that create a serene and private atmosphere. An outside tap is conveniently located for gardening and outdoor maintenance purposes.



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