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32 Lidmore Road, Barry CF62 7NF Chain Free £355,000 Freehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

A much loved four bedroom, detached property, situated in a quite location of Barry just off Pontypridd Road. All Saints Primary School, shops, a play-park, a local pub and bus routes are all a few minutes walk away. The property briefly comprises, entrance hallway, living room, dining room, fitted kitchen, utility room, w.c cloakroom. To the first floor, four bedrooms and a family shower room. To the rear, a large enclosed garden with a level laid to lawn area with established shrubbery, access to garage from utility room. To the front, a walled front garden with paved pathway, driveway for two vehicles leading to a garage.

UPVC double glazing and gas central heating throughout.

Viewing a must to appreciate. NO CHAIN.



FRONT

Forecourt front driveway leading to garage. paved area with decorative chippings. Access to the rear garden. Paved pathway leading to step up to a UPVC double glazed door with obscured glass leading into the entrance hallway.

Entrance Hallway

6'09 x 15'02 (2.06m x 4.62m)

Textured ceiling, papered walls, wood flooring, wall mounted radiator. UPVC double glazed front door with glass inserts obscured glass. Wooden door with glass inserts leading to the living room. wooden door leading to W.C. cloakroom. Wooden door leading through to the kitchen. Fitted carpet staircase rising to the first floor.

W.C Cloakroom

3'00 x 6'07 (0.91m x 2.01m)

Smoothly plastered ceiling with insert lights and coving, smoothly plastered walls, Porcelain tiled flooring, wall mounted radiator. Single pane wood framed obscured glass window to the side elevation. Pedestal wash hand basin, close coupled toilet. Wooden door leading out to the entrance hallway.

Living Room

11'10 x 15'01 (3.61m x 4.60m)

Textured ceiling with coving, papered walls, Canadian Maple hardwood floor, wall mounted radiator. UPVC double glazed window to the front elevation. Gas fireplace with surround and hearth. Wooden door with glass inserts leading through to the dining room. Wood door with glass inserts leading to the entrance hallway.

Dining Room

10'02 x 12'01 (3.10m x 3.66m)

Smoothly plastered ceiling, papered walls, Canadian Maple hardwood floor, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door with glass inserts leading to the living room. Through opening to the kitchen.

Kitchen

8'04 x 12'03 (2.54m x 3.73m)

Textured ceiling, papered walls, vinyl flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units, wood laminate worktops, stainless steel sink. Wall mounted combination boiler. Space for electric cooker, space for fridge freezer. Wooden door to under stairs storage, further wooden door with obscured glass inserts to utility area. Through opening to dining room. Wooden door leading out to entrance hallway.

Utility Room

6'03 x 8'06 (1.91m x 2.59m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring. UPVC double glazed window to the rear elevation. Single pane wood framed window to the side elevation. Space for washing machine, space for tumble dryer, Belfast sink. Wooden door with obscured glass inserts leading to the rear garden. Further wooden door leading to garage.

FIRST FLOOR

First Floor Landing

7'09 x 7'10 (2.36m x 2.39m)

Textured ceiling with loft access, papered walls, fitted carpet flooring, fitted carpet staircase. Single pane wood framed window to the side elevation. Wooden doors leading to bedrooms one, two, three and four. Further wooden door leading to the family bathroom. Access to storage.

Bedroom One

10'10 x 11'06 (3.30m x 3.51m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the first floor landing.

Bedroom Two

9'11 x 11'01 (3.02m x 3.38m)

Textured ceiling, smoothly plastered walls, revealed floorboard flooring, wall mounted radiator. UPVC double glazed window to the rear elevation overlooking the rear garden. Wooden door leading to the first floor landing.

Bedroom Three

7'11 x 11'08 (2.41m x 3.56m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Storage over stairs, wooden door leading out to the first floor landing.

Bedroom Four

7'01 x 7'09 (2.16m x 2.36m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to the first floor landing.

Family Shower Room

5'10 x 8'00 (1.78m x 2.44m)

Textured ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin, close coupled toilet, double shower with mains powered shower overhead. Porcelain tiled splash backs, wooden door leading out to the first floor landing.

REAR

Rear enclosed garden, with feather edge fencing surrounding. Paved pathway leading to laid lawn area with established shrubbery. Side access to front driveway. Wooden door with obscured glass insert leading to the utility area.

GARAGE

8'07 x 18'05 (2.62m x 5.61m)

Access from driveway via an up and over garage door. Single pane wood framed windows to the side elevation. Electric supply for lighting and sockets. Wooden door leading through to utility area.

COUNCIL TAX

Council tax band E

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			70
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

