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12 Lidmore Road, Barry CF62 7NF £300,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

A bay-fronted, semi-detached bungalow placed in a sought after location within the West End of Barry. Close to amenities and comprising of entrance hallway, living room, two double bedrooms, family bathroom, fitted kitchen/dining area. To the front: A paved frontage with driveway, laid to lawn with flower beds. Side access to the rear garden. To the rear: A spacious rear garden with paved patio, lawn area and mature shrubbery.

Space for garden sheds. Benefiting via gas central heating, UPVC double glazing throughout.



FRONT

Driveway for one or more vehicles. Lawn area with shrubbery. Paved pathway with steps leading to a composite front door. Gate opening to the rear garden.

Hallway

Textured ceiling, papered walls with picture rails. Fitted carpet flooring. Doors to all rooms. Attic hatch. Radiator.

Living Room

20'7 x 12'3 (6.27m x 3.73m)

Textured ceiling, coving and papered walls. Fitted carpet flooring. UPVC double glazed bay fronted windows. Electric fireplace. Radiators.

Kitchen/Dining Room

17'8 x 8'11 (5.38m x 2.72m)

Extended kitchen with textured ceiling, papered walls and fitted carpet flooring. UPVC double glazed windows surrounding. Further Composite door opening to the rear garden. Kitchen comprises, wall mounted units, base units and laminate work surface over. Integrated electric oven and hob. Space for fridge/freezer and plumbing for washing machine. Stainless steel sink with mixer tap. Wall mounted combination boiler. Radiators.

Bedroom One

15'3 x 11'5 (4.65m x 3.48m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Fitted storage cupboards. Radiator.

Bedroom Two

10'8 x 8'7 (3.25m x 2.62m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window to the front aspect. Fitted storage cupboard. Radiator.

Family Shower Room

6'8 x 5'1 (2.03m x 1.55m)

Plastered ceiling, aqua panelling to walls. Fitted carpet flooring. UPVC double glazed window to the side aspect. Toilet. Vanity wash hand basin. Shower cubicle with mains operated shower over. Vertical towel rail heater.

Rear Garden

A spacious rear garden with laid to lawn, flower beds with mature shrubbery and paved patio area. Space for garden sheds.

COUNCIL TAX

Council tax band D.

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

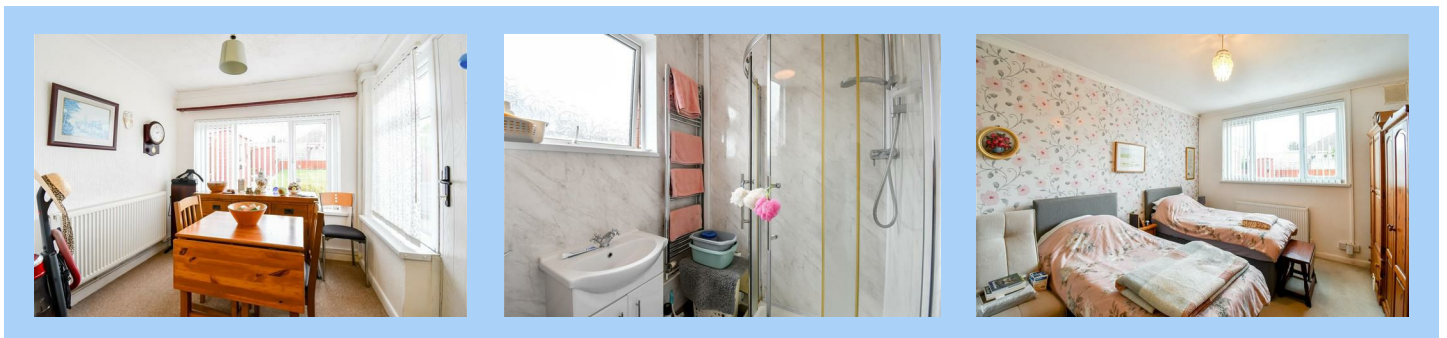
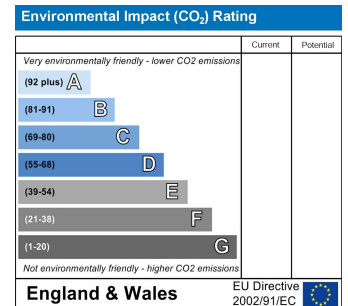
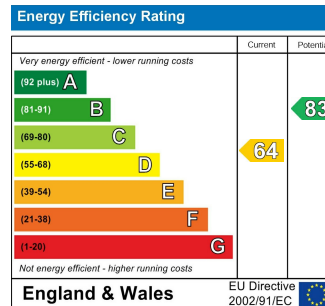
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.



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