



6 Lee Road, BARRY CF63 1DA Offers In The Region Of £119,950

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

Welcome to Lee Road, Barry- a charming location that could be the perfect setting for your new home! This terraced house in need of refurbishment boasts spacious reception rooms, offering ample space and three bedrooms. Close to all local amenities and public transport links. Perfect for a first time buyer or buy-to-let investment.

The property briefly comprises, entrance hallway, spacious living and dining area, extended kitchen and ground floor family bathroom. To the first floor, three bedrooms. To the front, flush fronted to the pavement. To the rear, an enclosed decked and paved garden with lane access.

Agents note: *Price reflective of works needed*. Leasehold property with approx. 900 years remaining with a Annual ground rent of approx. £2.00.



FRONT

Flush fronted to the pavement.

Entrance Hallway

UPVC double glazed door opening. Smoothly plastered ceiling, plastered walls, laminate flooring. Leading to:-

Living Room

11'10 x 10'5 (3.61m x 3.18m)

Textured ceiling, plastered walls, laminate flooring. UPVC double glazed windows overlooking the front. Radiator. Leading to:-

Dining Room

11'11 x 11'2 (3.63m x 3.40m)

Textured ceiling, plastered walls, laminate flooring. Fitted carpet stairs rising the first floor. UPVC window overlooking kitchen area. Leading to:-

Kitchen

14'2 x 9'11 (4.32m x 3.02m)

Step leading to an extended kitchen area, plastered ceiling, plastered walls, tiled flooring. Kitchen comprises of wall units, base units and work surfaces. Integrated oven, gas hob and extractor fan above. Space for all further appliances. UPVC double glazed door opening to the rear garden. Step down and leading to:-

Family Bathroom

6'1 x 5'8 (1.85m x 1.73m)

Plastered ceiling, tiled walls. Tiled flooring. Bath with twin taps and shower over. Wall mounted wash hand basin. Toilet. UPVC double glazed window to the rear. Radiator.

FIRST FLOOR

Landing

Textured ceiling, plastered walls, carpet flooring. UPVC double glazed window to the rear aspect. Doors to bedrooms.

Bedroom One

13'1 x 9'9 (3.99m x 2.97m)

Textured ceiling, plastered walls, fitted carpet flooring. Cupboard housing a combination boiler. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two

12'3 x 10'1 (3.73m x 3.07m)

Textured ceiling, papered walls, laminate flooring. UPVC double glazed windows to the front aspect. Radiator.

Bedroom Three

9'0 x 5'11 (2.74m x 1.80m)

Textured ceiling, papered walls, fitted carpet flooring, UPVC double glazed window to the front aspect, Radiator.

REAR

Decked and paved patio areas, brick walls enclosing. Gate to lane access.

COUNCIL TAX

Council tax band B.

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

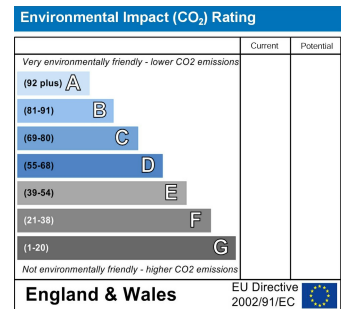
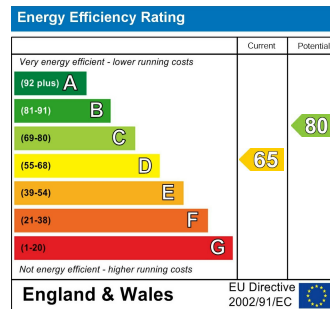
We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

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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