



Lombard Grange Lombard Street, Barry CF62 8DP

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

Nestled in the heart of Barry, Lombard Street presents a delightful opportunity to acquire a charming two bedroom ground floor apartment that is both inviting and practical. This well-appointed residence features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. The apartment boasts two comfortable bedrooms, providing ample space for relaxation or accommodating family and friends.

The property includes a well-designed bathroom, ensuring convenience and comfort for its residents. With its thoughtful layout, this property is ideal for first-time buyers, small families, or those seeking a low-maintenance lifestyle.

Situated in a vibrant area, residents will benefit from easy access to local amenities, including shops, cafes, and parks, making it a perfect spot for those who appreciate community living. The proximity to transport links further enhances the appeal, allowing for effortless commutes to nearby towns and cities.

This property on Lombard Street is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in Barry. Don't miss the chance to make this charming property your new home.



FRONT

Communal door with electric intercom entry system.

Communal Hallway

Ground floor with wooden front door opening to the entrance hallway.

Entrance Hallway

12'6 x 2'9 (3.81m x 0.84m)

Textured ceiling with coving. Papered walls, newly fitted carpet flooring. Wooden doors to living room, bedrooms and family bathroom. Airing cupboard. Wall mounted radiator.

Living Room

14'6 x 12'0 (4.42m x 3.66m)

Textured ceiling with coving, plastered walls, newly fitted carpet flooring. UPVC double glazed window overlooking the front elevation. Radiator. Door to kitchen.

Kitchen

11'0 x 6'10 (3.35m x 2.08m)

Textured ceiling, plastered walls with ceramic tiles. Wood effect vinyl flooring. UPVC double glazed window overlooking the front aspect. Radiator. Kitchen is newly fitted with eyelevel wall units, base units, work surfaces over, stainless steel sink with mixer tap, wall mounted combination boiler, electric fitted oven, inset gas hob. Space for fridge freezer and plumbing for washing machine.

Bedroom One

10'5 x 10'2 (3.18m x 3.10m)

Textured ceiling, plastered walls, fitted carpet flooring, UPVC window overlooking the rear communal gardens. Fitted wardrobe. Radiator.

Bedroom Two

10'4 x 9'11 (3.15m x 3.02m)

Textured ceiling, plastered walls, carpet flooring, UPVC double glazed window overlooking the rear communal garden. Radiator.

Family Bathroom

6'9 x 6'3 (2.06m x 1.91m)

Textured ceiling, plastered walls and ceramic tiles. Wood effect. Vinyl flooring. UPVC double glazed window overlooking the side aspect. Radiator. Bathroom comprises of a bath with a shower attachment and mixer tap, close coupled toilet with pedestal wash hand basin with twin taps over.

COMMUNAL GARDEN

Communal shared garden with laid to lawn, paved pathways, stone chippings. Feather edged fencing with brick built walls surrounding. Access to the rear parking.

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.

PHOTOGRAPH DISCLAIMER

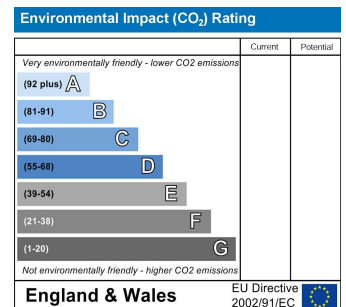
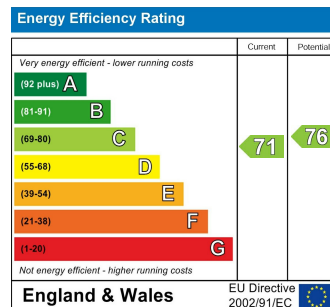
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PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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 leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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