1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



26 Laburnum Close, Barry CF62 9DZ
£90,000 Leasehold

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

CASH BUYERS ONLY Situated in Laburnum Close, Barry, this delightful ground floor flat offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. The flat features a welcoming reception room that overlooks a spacious garden.

The well-appointed bathroom caters to all your needs, while the kitchen offers ample space for culinary pursuits. One of the standout features of this property is the private garden, which not only enhances the living experience but also provides a wonderful outdoor space for entertaining or enjoying a quiet moment in nature. Additionally, the flat comes with its own driveway, allowing for convenient parking for one vehicle.

Laburnum Close is well-connected, offering easy access to local amenities and transport links, making it a practical choice for everyday living.

AGENTS NOTE: It is important to note that this property is available for cash buyers only, due to a low lease term (APPROX. 36 YEARS REMAINING).







FRONT
The property boasts a larger than average garden with a laid lawn and a paved patio area. Gated access opens to a concrete driveway with a dropped curb, providing space for one vehicle. UPVC double glazed front door opens to the entrance porch.

Entrance Porch
6'6 x 3'9 (1.98m x 1.14m)
The porch has textured ceiling with PVC cladding to walls, tile-effect flooring, and uPVC double glazed windows. Wooden door opening to the living room.

Living Room
14'7 x 12'6 (4.45m x 3.81m)
This room has a papered ceiling with coving, papered walls, and wood-effect laminate flooring. A uPVC double glazed window overlooks the rear garden. The room contains wall-mounted radiators and a wooden door leading to the entrance porch, which in turn provides access to the garden through a uPVC double glazed door.

Kitchen
10'8 x 8'1 (3.25m x 2.46m)
The kitchen features a plastered ceiling, papered and tiled walls, and tile-effect flooring. It includes a uPVC double glazed window and a door that opens to the rear. There are storage cupboards, with one housing the gas and electric meters and another containing a wall-mounted boiler. The kitchen provides space and plumbing for a washing machine, tumble dryer, and fridge freezer. It is fitted with wall and base units, laminate work surfaces, an integrated electric oven and hob, and an extractor fan.

Inner Hallway
Featuring a papered ceiling, papered walls, and fitted carpet, the hallway provides access to the bedrooms and family bathroom via wooden doors. It also includes a storage cupboard.

Bedroom One
15'1 x 10'5 (4.60m x 3.18m)
The master bedroom has a textured ceiling with coving, papered walls, and fitted carpet. It includes a wall-mounted radiator and a uPVC double glazed window that overlooks the rear garden.

Bedroom Two
12'6 x 9'4 (3.81m x 2.84m)
This bedroom features a textured ceiling with coving, papered walls, a wall-mounted radiator, and a uPVC double glazed window overlooking the rear of the property.

Family Bathroom
9'6 x 5'0 (2.90m x 1.52m)
The bathroom has a textured ceiling with coving, PVC cladding to walls, and tiled flooring. It is equipped with a uPVC double glazed window to the front, a wall-mounted radiator, a bath with twin taps and an electric shower over, a pedestal wash hand basin, and a close-coupled toilet.

REAR
UPVC double glazed door with steps descending to paved pathway leading to the front aspect. Overlooking the first floor garden.

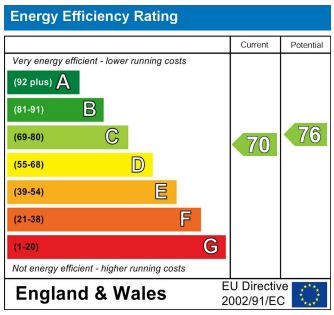
COUNCIL TAX
Council tax band B.

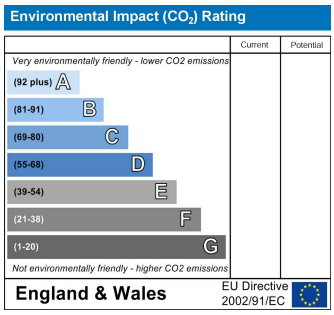
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

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.

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.











www.ninaestateagents.co.uk