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21 Lewis Street, Barry CF62 6JW £230,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the charming area of Lewis Street, Barry, this delightful terraced house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The ground floor features an inviting open plan living and dining room, creating a warm and welcoming atmosphere for both relaxation and entertaining.

The modern fully fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook. Adjacent to the kitchen, you will find a stylish four-piece family bathroom, thoughtfully designed to cater to all your needs.

As you ascend to the first floor, you will discover three spacious bedrooms, providing a peaceful retreat for rest and relaxation. Additionally, there is a convenient W.C, enhancing the practicality of the layout.

The property also boasts a low maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. This outdoor space is ideal for summer barbecues or simply unwinding after a long day.

Overall, this terraced house on Lewis Street presents an excellent opportunity for those looking to settle in a vibrant community, with all the essential amenities nearby. With its modern features and comfortable living spaces, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.



FRONT

Courtyard with brick-built walls and feather-edged timber fencing; tiled flooring; bin storage; step to front door and hallway.

Entrance Hallway

Entrance hallway with smoothly plastered ceiling and coving; plastered walls; tiled flooring. Internal glass-panel door; UPVC double-glazed obscure-glass front door to front aspect. Stairs rising to first floor.

Living Room/Dining

23'6 x 15'8 (7.16m x 4.78m)

Plastered ceiling with coving; plastered walls; wood-effect flooring. UPVC double-glazed bay window (front); UPVC double-glazed French doors (rear). Under-stairs storage; vertical wall-mounted radiators; feature wallpapered walls. Log-burning stove with slate hearth and timber mantle.

Kitchen

10'6 x 8'4 (3.20m x 2.54m)

Plastered ceiling with coving; plastered walls; tiled splashbacks; porcelain tile flooring. UPVC double-glazed window (side). Shaker-style fittings; eye-level wall units and base units; laminate work surfaces. Stainless-steel sink with mixer tap; space for American fridge-freezer; plumbing for washing machine. Integrated dishwasher; electric oven; gas hob with wall-mounted extractor; integrated microwave. Doorway to rear lobby/utility.

REAR LOBBY

8'4 x 2'8 (2.54m x 0.81m)

Textured ceiling; plastered walls; continued porcelain tile flooring. Base units with work surface and splashback tiling. UPVC double-glazed obscure-glass door to rear garden. Wooden door and step down to family bathroom.

Family Bathroom

7'8 x 7'7 (2.34m x 2.31m)

Plastered ceiling; plastered walls with partial tiling; porcelain tile flooring. Vanity washbasin with storage and mixer tap; close-coupled toilet. Freestanding bath with mixer tap and shower attachment. Vertical towel-rail heater. Shower cubicle space with tiled surround and double shower tray (shower currently not fitted). UPVC double-glazed obscure-glass window to rear; extractor fan.

FIRST FLOOR

Landing

Smooth plastered ceiling with coving; plastered walls; loft access; wooden doors to bedrooms and WC cloakroom.

Master Bedroom

15'3 x 9'4 (4.65m x 2.84m)

Plastered ceiling with coving; plastered walls with a feature wallpapered wall; fitted carpet. Two UPVC double-glazed windows to front; wall-mounted radiators; space for large wardrobes.

Bedroom Two

10'9 x 9'3 (3.28m x 2.82m)

Plastered ceiling with coving; plastered walls; fitted carpet. UPVC double-glazed window to rear garden; wall-mounted radiator.

Bedroom Three

10'2 x 8'6 (3.10m x 2.59m)

Plastered ceiling with coving; plastered walls; fitted carpet. UPVC double-glazed window to front; wall-mounted radiators. Wall mounted combination boiler enclosed to cupboard.

REAR GARDEN

Fully enclosed garden with feather-edge fencing. Decked raised patio with steps to level area laid with slate/Indian sandstone tiles. Access to summer house and brick-built workshop with corrugated steel roof, power and lighting, and new UPVC double-glazed window and door; outside tap.

COUNCIL TAX

Council tax band C.

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

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

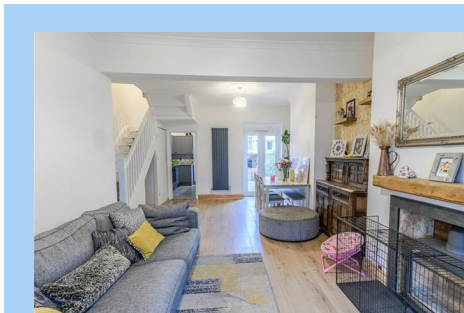
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		



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