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## 15 Lombard Street, Barry CF62 8DP £185,000 Freehold

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

Situated on the charming town centre location of Lombard Street in Barry, this beautifully presented mid-terraced house offers a delightful blend of traditional character and modern convenience. The property has been thoughtfully renovated, making it an ideal home for those seeking comfort and style in a vibrant community.

As you enter, you are greeted by a welcoming hallway that leads to a spacious living room. Here, you will find a stunning revealed brick chimney breast, complete with a log-burning stove, which creates a warm and inviting atmosphere. The original floorboards add a touch of authenticity and charm to the space. Adjacent to the living room is a well-proportioned dining room, perfect for entertaining family and friends. The modern fitted kitchen boasts integrated appliances, making meal preparation a pleasure.

On the first floor, the property features two generous double bedrooms, providing ample space for relaxation and rest. A family bathroom completes this level, ensuring convenience for all.

Outside, the enclosed rear garden is a true highlight, offering a spacious area for outdoor activities and relaxation. The garden also includes a brick-built outbuilding, which could serve various purposes, and benefits from rear lane access, adding to the practicality of the space.

With UPVC double-glazed windows and gas central heating throughout, this home is not only aesthetically pleasing but also energy-efficient. Located within close proximity to all local amenities and public transport, this property is a must-see. Viewing is essential to fully appreciate the charm and potential of this lovely home.



## FRONT

Flush fronted, UPVC double glazed front door with obscured glass insert leading to the entrance hallway.

## Entrance Hallway

3'02 x 11'05 (0.97m x 3.48m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Original wood panelled door leading to entrance hallway. UPVC double glazed front door.

## Dining Room

10'05 x 14'04 (3.18m x 4.37m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted vertical radiator. UPVC double glazed window to the rear. Original wood panelled door leading to the kitchen, access to under stairs storage. Fitted carpet staircase leading to the first floor. Through opening to the living room.

## Living Room

11'00 x 11'00 (3.35m x 3.35m)

Smoothly plastered ceiling with coving, smoothly plastered walls, original floorboards flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Revealed brick chimney breast, log burning stove with slate hearth. Through opening to dining room.

## Kitchen

8'02 x 8'06 (2.49m x 2.59m)

Smoothly plastered ceiling with coving and inset lighting, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the rear, UPVC double glazed door leading to the rear garden. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated Induction hob, integrated oven. Space for washing machine, space for fridge freezer.

## FIRST FLOOR

### First Floor Landing

5'05 x 12'00 (1.65m x 3.66m)

Smoothly plastered ceiling with coving, smoothly plastered walls, revealed brick feature wall. Fitted carpet split level landing. Original wood panelled doors leading to bedrooms one and two a further original wood panelled door leading to the family bathroom.

### Bedroom One

10'11 x 14'08 (3.33m x 4.47m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Original wood panelled door leading to the first floor landing.

### Bedroom Two

8'10 x 11'10 (2.69m x 3.61m)

Smoothly plastered ceiling with coving, smoothly plastered walls- revealed brick feature alcove. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Original wood panelled door leading to the first floor landing.

### Family Bathroom

7'11 x 8'07 (2.41m x 2.62m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls with vent extractor. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed windows to the side and rear with obscured glass insert. Bath with electric shower overhead. Vanity wash hand basin. Close coupled toilet. Housed wall mounted combination boiler.

## REAR

Enclosed spacious rear garden, laid paved patio areas. Paved pathway leading to outbuilding to the rear of garden. Laid decorative chippings. Raised flower beds. Feather edged fencing surrounding. Space for shed.

## 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.

