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14 Lombard Street, Barry CF62 8DP
£175,000 Freehold

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

Situated in the vibrant heart of Barry Town Centre, this charming mid-terraced house on Lombard Street With its prime location, residents will find themselves just a short stroll away from a variety of shops, schools, and public transport options, making it an ideal choice for families and professionals alike.

Upon entering the property, you are welcomed by a entrance hallway that leads into a generous living and dining room, perfect for entertaining guests or enjoying family time. The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits. The family bathroom is conveniently located on the ground floor, ensuring ease of access for all.

The first floor boasts three well-proportioned double bedrooms, each offering a comfortable retreat for rest and relaxation. The property is flush fronted to the pavement, enhancing its traditional appeal, while the rear features an enclosed low-maintenance garden, complete with a patio area, laid to lawn ideal for outdoor gatherings or quiet moments in the sun. Additionally, there is lane access, providing added convenience.

This home benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency, alongside a reliable gas central heating system.

FRONT

Flush Front to pavement. UPVC double glazed front door with obscured glass leading to the entrance hallway.

Entrance Hallway

3'03 x 14'07 (0.99m x 4.45m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall-mounted radiator and fitted carpet staircase rising to the first floor. Wood-panelled door leading into the living/dining area. UPVC double-glazed front door with obscured glass insert and skylight.

Living Room

10'11 x 10'11 (3.33m x 3.33m)

Smoothly plastered ceiling with coving, smoothly plastered walls with picture rail, fitted carpet flooring and wall-mounted radiator. Gas fire with feature surround. UPVC double-glazed window to the front and through opening to the dining room.

Dining Room

10'09 x 11'08 (3.28m x 3.56m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the side. Wood-panelled door leading through to the entrance hallway, access to downstairs storage and wood-panelled door leading through to the kitchen.

Kitchen

8'02 x 11'08 (2.49m x 3.56m)

Smoothly plastered ceiling, smoothly plastered walls, ceramic tiled flooring and wall-mounted radiator. UPVC double-glazed window to the side. Fitted kitchen comprising wall and base units, wood laminate worktops, stainless steel one-and-a-half bowl sink, integrated induction hob, integrated oven and stainless steel cooker hood. Space for washing machine and space for fridge freezer. Wall-mounted combination boiler. Wood-panelled door leading through to the inner lobby and further wood-panelled door leading through to the dining room.

Inner Lobby

2'10 x 3'07 (0.86m x 1.09m)

Smoothly plastered ceiling, textured walls and vinyl flooring. UPVC double-glazed door with obscured glass leading to the rear garden. Wood-panelled door leading to the family bathroom and further wood-panelled door leading to the kitchen.

Family Bathroom

7'04 x 8'05 (2.24m x 2.57m)

Smoothly plastered ceiling, porcelain tiled walls, porcelain tiled flooring and wall-mounted towel rail. UPVC double-glazed window with obscured glass to the rear. Fitted with pedestal wash hand basin, close-coupled toilet and bath with thermostatically controlled shower overhead. Wood-panelled door leading through to the inner lobby.

FIRST FLOOR

First Floor Landing

5'03 x 11'10 (1.60m x 3.61m)

Smoothly plastered ceiling with loft access and coving, smoothly plastered walls and fitted carpet flooring. Fitted carpet split level staircase rising from the ground floor. Wood-panelled doors leading into bedrooms one, two and three. Access to over-stairs storage.

Bedroom One

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

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed windows to the front. Wood-panelled door leading through to the landing.

Bedroom Two

8'11 x 11'10 (2.72m x 3.61m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the rear. Wood-panelled door leading to the landing.

Bedroom Three

8'01 x 8'08 (2.46m x 2.64m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring and wall-mounted radiator. UPVC double-glazed window to the rear. Wood-panelled door leading to the landing.

REAR

Enclosed rear garden with patio area and pathway. Featheredge fencing surrounds the garden, with rear lane access, laid lawn and further seating area suitable for garden furniture. UPVC double-glazed door leading into the inner lobby.

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

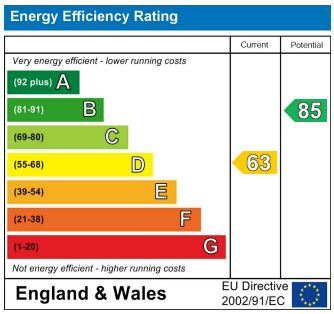
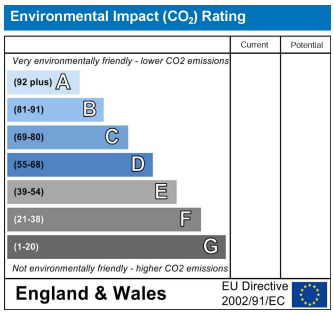
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.