



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



24 Laburnum Close, Barry CF62 9DZ £157,500 Freehold

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

Nestled in a quite cul-de-sac position of Laburnum Close, Barry, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. The property is situated in a friendly neighbourhood, with local amenities and transport links conveniently close by, making it easy to access the vibrant life of Barry and beyond.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation. Leading to a spacious kitchen with dining space. To the first floor, two double bedrooms and a family bathroom. The front and rear gardens are perfect for families, levelled and offers ample room for garden enthusiasts. Newly replaced roof, approximately 3 years ago.

Whether you are looking to invest in your first home or seeking a new place to settle down, this terraced house in Laburnum Close is a wonderful choice that combines comfort, convenience, and charm. Do not miss the chance to view this lovely property and envision your future here.



FRONT

Laid to lawn with mature shrubbery. Pathway leading to a UPVC double glazed front door opening to the entrance porch. Newly replaced roof, approximately 3 years ago.

Entrance Porch

5'4 x 5'0 (1.63m x 1.52m)

Timber cladding to ceiling, plastered and papered walls. Laminate flooring. Wall mounted combination boiler. Storage cupboards housing meters. Glass panelled door opening to the living room.

Living Room

15'4 x 13'6 (4.67m x 4.11m)

Textured ceiling with coving, plastered walls and fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator. Stairs rising to the first floor. Door to kitchen.

Kitchen

15'8 x 9'8 (4.78m x 2.95m)

Plastered ceiling with coving. Plastered walls with ceramic tiles. Ceramic tiled flooring. UPVC double glazed windows and door to the rear aspect. Kitchen comprises of eye level units, base units and work surfaces over. Fitted electric oven and gas hob with extractor fan over. Plumbing for washing machine. Fitted undercounter fridge/freezer. Space for dining.

FIRST FLOOR

First Floor Landing

4'00 x 9'00 (1.22m x 2.74m)

Textured ceiling, plastered walls, exposed floorboards. Storage cupboards. Doors to bedrooms and family bathroom. Loft access.

Bedroom One

15'4 x 10'4 (4.67m x 3.15m)

Textured ceiling with coving, plastered walls and fitted carpet flooring. UPVC double glazed windows to the front aspect. Radiator.

Bedroom Two

9'5 x 9'1 (2.87m x 2.77m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

Family Bathroom

6'10 x 6'7 (2.08m x 2.01m)

Textured ceiling. Aqua panelling and ceramic tiles to all walls. Vinyl flooring. Radiator. UPVC double glazed window obscured to the rear. Bathroom comprises of, bath with mixer tap and shower attachment over. Pedestal wash hand basin. Close coupled toilet.

REAR

A spacious rear garden enclosed with feather edge timber fencing. Gate to lane access. Slightly tiered with laid to lawn, mature shrubbery and paved patio areas. Space for garden 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.

