



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



## 85 Lydstep Road, Barry CF62 9EA £220,000 Freehold

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

Nestled on Lydstep Road in the charming town of Barry, situated close to shops, schools, and local amenities, this home is perfectly positioned for everyday convenience. Whether you are looking to enjoy the vibrant community or simply need easy access to essential services, this location has it all. This delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike.

The property boasts a well-presented interior, featuring a spacious living room that invites relaxation and social gatherings. The kitchen breakfast area is perfect for family meals and entertaining, providing a warm and welcoming atmosphere.

Upstairs, you will find three well-appointed bedrooms, each offering ample space and natural light, making them ideal for restful nights. The family bathroom is conveniently located, ensuring comfort and practicality for all residents.

In summary, this semi-detached house on Lydstep Road is a wonderful opportunity to secure a lovely family home in a desirable area. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this property your own.



## FRONT

Driveway providing parking for multiple vehicles. Laid to lawn. Side access to rear. UPVC double glazed front door leading to the entrance hallway.

## Entrance Hallway

3'04 x 3'09 (1.02m x 1.14m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. UPVC double glazed front door with obscured glass to the front. Wood frame glass insert door leading through to the living room.

## Living Room

13'08 x 14'01 (4.17m x 4.29m)

Textured ceiling with coving, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front. Fitted carpet staircase rising to the first floor. Wood framed door leading through to the entrance hallway. Double French doors leading through to kitchen / Breakfast.

## Kitchen / Breakfast

10'06 x 13'07 (3.20m x 4.14m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashback's. UPVC double glazed window to the rear. UPVC double glazed French doors leading out to the rear garden. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated induction hob. Integrated fan assisted oven. Stainless steel cooker hood. Space for washing machine. Space for fridge / freezer.

## FIRST FLOOR

### First Floor Landing

5'11 x 9'02 (1.80m x 2.79m)

Textured ceiling with loft access and coving, papered walls. Fitted carpet flooring. Wood panel doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to family bathroom. Access to storage. Fitted carpet staircase descending to the ground floor.

### Bedroom One

8'06 x 13'07 (2.59m x 4.14m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panelled door leading through to the first floor landing.

### Bedroom Two

7'06 x 9'07 (2.29m x 2.92m)

Textured ceiling, smoothly plastered walls - part papered. Laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading through to the first floor landing.

### Bedroom Three

6'10 x 7'09 (2.08m x 2.36m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the rear. Wood panelled door leading through to the first floor landing.

### Family Bathroom

6'01 x 7'05 (1.85m x 2.26m)

Textured ceiling with coving, porcelain tiled walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side. Vanity wash hand basin, close coupled toilet, bath with thermostatically controlled shower overhead. Wood panelled door leading through to the first floor landing.

## REAR

Enclosed rear garden with spacious Paved patio area providing ample room for garden furniture. Steps ascending to an area with laid sandstone decorative chippings. Pathway leads to a large area of Laid Astro Turfed Lawn. Feather edged fencing surrounding. Side access to front.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	82
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
England & Wales		

