



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



15 Laleston Close, Barry CF63 1TZ £170,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in Laleston Close, Barry, this beautifully presented end terrace house offers a delightful living experience spread across three well-appointed floors. With three bedrooms, including two spacious doubles and a comfortable single, this property is perfect for families or those seeking extra space.

The heart of the home is undoubtedly the modern kitchen, which boasts elegant quartz worktops and is fitted with contemporary appliances, making it a joy for any home cook. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

Step outside to discover the landscaped rear garden, a serene outdoor space perfect for enjoying sunny afternoons or hosting gatherings with friends and family. This garden offers a wonderful opportunity to create your own personal oasis.

With its central location in Barry, this property is conveniently situated near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This end terrace house is not just a home; it is a lifestyle choice that combines comfort, style, and practicality. Do not miss the chance to make this splendid property your own.



FRONT

Front garden with laid lawn, slate chippings, and surrounding stone walls. Paved pathway with wrought iron gate to a uPVC double glazed front door and side panel window, opening into the entrance hallway.

ENTRANCE HALLWAY

Smoothly plastered walls and ceilings, herringbone effect Karndean flooring, wall-mounted radiator. Wooden door to W.C./cloakroom, understairs storage, doorway to kitchen, fitted carpet on stairs rising to first floor.

W.C./CLOAKROOM

7'2 x 3'1 (2.18m x 0.94m)

Textured ceiling, plastered walls, wood-effect flooring. Close-coupled toilet, pedestal wash hand basin with mixer tap. Wall-mounted consumer unit and gas meter, fitted shelving and cloak storage.

KITCHEN

13'6 x 8'9 (4.11m x 2.67m)

Plastered ceiling with inset spotlights, plastered walls, continuation of herringbone wood-effect Karndean flooring, vertical wall-mounted radiator. Eye-level and base units with quartz worktops and uprisers; uPVC double glazed window overlooking rear garden; inset sink with drainer and mixer tap; plumbing for washing machine; integrated dishwasher, electric oven, induction hob with extractor; space for tall fridge-freezer and dining.

FIRST FLOOR

Textured ceiling, plastered walls, uPVC double glazed window to front aspect; stairs to second floor. Wooden door to bedroom and living room.

BEDROOM THREE

7'8 x 7'5 (2.34m x 2.26m)

Textured ceiling, plastered and papered walls, wood-effect Karndean flooring, uPVC double glazed window to front, wall-mounted radiator.

LIVING ROOM

14'1 x 11'1 (4.29m x 3.38m)

Textured ceiling, plastered and papered walls, wood-effect luxury vinyl/Karndean flooring, uPVC double glazed window and obscure glass door to rear garden, wall-mounted radiator, glass-panel wooden door opening.

SECOND FLOOR

A split level landing with stairs to further bedroom and family bathroom. Textured ceiling, plastered walls, storage cupboards, uPVC double glazed window to front aspect; doors to bedrooms and family bathroom. One airing cupboard houses a wall-mounted Baxi combination boiler; another former W.C. now storage cupboard.

BEDROOM ONE

13'8 x 9'7 (4.17m x 2.92m)

Textured ceiling, plastered and papered walls, fitted carpet flooring, uPVC double glazed window overlooking rear elevation, wall-mounted radiator.

BEDROOM TWO

14'1 x 10'8 (4.29m x 3.25m)

Textured ceiling, plastered and painted walls, fitted carpet flooring, uPVC double glazed window overlooking rear garden, wall-mounted radiator, fitted double wardrobe.

FAMILY BATHROOM

6'1 x 4'8 (1.85m x 1.42m)

Textured ceiling, porcelain-tiled walls, tile-effect laminate flooring, vanity wash hand basin with mixer tap, toilet, storage cupboards, vertical towel rail heater, wall-mounted. Double shower cubicle with glass screen and mains shower over, uPVC double glazed obscured window to front aspect, extractor fan.

REAR GARDEN

Split-level with timber featheredge fencing and brick-built wall, gate to rear with allocated parking. Timber-decked patio area, stone chippings, space for garden shed. Porcelain-tiled steps descending to porcelain patio area with timber trellises, mature shrubbery, outside tap and lighting.

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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	



www.ninaestateagents.co.uk

