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4 Robins Lane, Barry CF63 1QR Guide Price £99,000 Freehold

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

AUCTION PROPERTY VIA AUCTION HOUSE WALES - AUCTION DATES 22ND JUNE TILL THE 24TH JUNE PLEASE CONTACT AUCTION HOUSE WALES 02920 475184 TO REGISTER YOUR INTEREST. GUIDE PRICE £99,000.

Situated in the charming area of Old Cadoxton, this delightful two-bedroom mid-terraced property on Robins Lane offers a perfect blend of traditional character and modern convenience. This home is ideal for those seeking a comfortable living space with easy access to local amenities and transport links.

Upon entering, you are welcomed by an entrance hallway that leads into a bright and airy through dining and living room, perfect for entertaining or relaxing with family. Adjacent to the dining area is a well-fitted kitchen. Just off the kitchen, an inner lobby grants access to the bathroom and a rear door that opens onto an enclosed courtyard garden. This outdoor space features a paved patio area, ideal for al fresco dining, and includes outdoor storage, along with convenient side access to the front of the property.

The first floor boasts two generously sized double bedrooms, offering ample space for rest and relaxation. The property is flush fronted, enhancing its traditional appeal, and benefits from being within a short walking distance to the nearby railway station, making commuting to Cardiff and the M4 effortless.

With no onward chain, this property presents an excellent opportunity for first-time buyers or investors alike. Its proximity to local shops and schools further adds to its desirability. This home is not just a property; it is a wonderful place to create lasting memories.



FRONT

Flush fronted, UPVC double glazed front door leading to the entrance hallway. Side access to rear.

Entrance Hallway

3'01 x 9'01 (0.94m x 2.77m)

Papered ceiling, papered walls. Fitted carpet flooring. UPVC double glazed front door with obscured glass insert and skylight. Wood panelled door leading through to the dining room.

Living Room

9'05 x 10'02 (2.87m x 3.10m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to dining.

Dining Room

11'02 x 14'04 (3.40m x 4.37m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. fitted carpet staircase rising to 1st floor through opening to living

Kitchen

6'09 x 9'02 (2.06m x 2.79m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated electric hob. Integrated oven. Space for fridge / freezer. Space for washing machine. Wall mounted combination boiler. Through opening to dining room. Wood panelled door leading through to the inner lobby.

Bathroom

5'08 x 7'08 (1.73m x 2.34m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Porcelain tiled splashback's. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet.

FIRST FLOOR

First Floor Landing

2'09 x 11'07 (0.84m x 3.53m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one and two.

Bedroom One

9'05 x 13'10 (2.87m x 4.22m)

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

Bedroom Two

10'08 x 11'04 (3.25m x 3.45m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door to the first floor landing.

REAR

Enclosed rear courtyard garden. Paved patio area. Side access to front.

COUNCIL TAX

Council tax band B

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.

