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51, Lydstep Road, Barry CF62 9EA £245,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated on Lydstep Road in the charming town of Barry, this beautifully presented three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious family-sized living room that boasts ample natural light, creating a warm and inviting atmosphere for relaxation and entertaining.

The heart of the home is the open-plan kitchen and dining room, designed for both functionality and style. This space is ideal for family gatherings and social occasions, allowing for seamless interaction while cooking and dining. The kitchen is well-equipped, making it a joy for any home chef.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located on this floor, providing all the necessary amenities for daily living.

One of the standout features of this property is the beautifully landscaped, low-maintenance rear garden. This outdoor space is perfect for enjoying the fresh air, whether it be for a quiet morning coffee or a weekend barbecue with friends and family. Additionally, the property includes a garage with power and lighting, providing valuable storage space or the potential for a workshop.

This semi-detached house on Lydstep Road is not just a home; it is a lifestyle choice, offering a comfortable and stylish living environment in a desirable location. With its modern features and thoughtful design, this property is sure to appeal to families and professionals alike. Don't miss the opportunity to make this lovely house your new home.



FRONT

Laid to lawn. Driveway for two vehicles (tandem parking). Up-and-over door to garage. Outside lighting. Space for bin storage.

Entrance Porch

5'7 x 4'2 (1.70m x 1.27m)

Plastered ceiling with inset spotlights. Plastered walls. Vinyl wood-effect flooring. UPVC double glazed window (side aspect). UPVC obscure glass front door opening to the front.

Living Room

15'2 x 13'1 (4.62m x 3.99m)

Textured ceiling with coving, plastered walls. UPVC double glazed window to the front. Fitted carpet flooring. Stairs rising to first floor with hidden push-open understairs storage. Glass wooden door opening to entrance porch.

Kitchen/ Dining Room

15'2 x 10'9 (4.62m x 3.28m)

Textured and plastered ceilings; plastered walls. Part fitted carpet (dining) and wood-effect vinyl flooring (kitchen). UPVC double glazed window (rear aspect).

Kitchen: eye-level wall units, base units, butcher block work surfaces. Space for electric cooker with wall-mounted extractor fan above. Plumbing for washing machine and dishwasher. Space for tall fridge-freezer. Composite sink with mixer tap; metro ceramic splashback tiles. Dining space with ample room for table; wall-mounted radiator. Opening to living room.

Sun Room

10'6 x 10'2 (3.20m x 3.10m)

Glass roof with fitted blinds. UPVC double glazed windows surrounding. Bi-fold doors to rear garden. Vinyl flooring. Sliding patio doors to kitchen/dining area.

FIRST FLOOR

Landing

Textured ceiling with coving, plastered walls. UPVC double glazed window (side aspect). Fitted carpet floors. Wooden doors to bedrooms and family bathroom.

Bedroom One

12'6 x 8'8 (3.81m x 2.64m)

Textured ceiling with coving, plastered walls. Fitted carpet flooring, wall-mounted radiator. UPVC double glazed window (front aspect). Mirrored sliding doors to fitted wardrobe.

Bedroom Two

9'0 x 8'8 (2.74m x 2.64m)

Textured ceiling, plastered walls. Fitted carpet flooring, wall-mounted radiator. UPVC double glazed window (rear aspect). Fitted wardrobe.

Bedroom Three

9'3 x 6'3 (2.82m x 1.91m)

Textured ceiling, plastered walls. Fitted carpet flooring, wall-mounted radiator. UPVC double glazed window (front aspect). Fitted wardrobe over the stairs.

Family Bathroom

5'9 x 5'9 (1.75m x 1.75m)

Textured ceiling with coving, tiled walls. Vinyl flooring, UPVC double glazed obscure window (rear aspect). P-shaped bath with mixer tap and mains-operated shower over. Glass shower screen. Pedestal wash basin with mixer tap. Close-coupled toilet. Vertical towel rail heater.

Rear Garden

Fully enclosed with timber fencing. Artificial grass. Steps descending to deck patio area with further artificial grass. Access to garage via wooden door.

Garage

Full power and lighting. Space for tumble drier and wall mounted combination boiler.

COUNCIL TAX

Council tax band D.

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	



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