



36 Lidmore Road, BARRY

£287,500 Freehold

5 BEDROOMS | 1 BATHROOMS | 2 RECPTIONS | EPC RATING C

An extremely spacious five bedroom, semi-detached home, situated on a corner position in a sought after location of Barry just off Pontypridd Road. All Saints Primary School, shops, a play-park, a local pub and bus routes are all a few minutes walk away. The property briefly comprises, entrance hallway, living room, sitting room, kitchen/breakfast room, utility room and cloakroom. To the first floor, five bedrooms and a family bathroom. To the rear, a low maintenance enclosed sun terrace. To the front, laid lawn and a block paved driveway leading to a detached garage. To the side, a further driveway providing additional parking. An opportunity to acquire a spacious family home with an abundance of parking, UPVC double glazing and gas central heating. Viewing a must to appreciate. FLOOR-PLAN TO FOLLOW.



FRONT

Laid lawn. Block paved driveway providing parking. Detached garage. Side access. Further tarmac driveway to side. Aluminium double glazed opaque glass door with side panel opening to porch.

Entrance Porch

10'5" max x 4'10" max (3.18m max x 1.22m; 3.05m max)

Textured ceiling. Coving. Papered walls. Ceramic tiled flooring. Radiator. Door opening to sitting room. Steps ascending to living room.

Living Room

15'8" max x 14'1" max (4.78m max x 4.29m max)

Textured ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the front. Radiator. Door opening to kitchen/breakfast room.

Kitchen/Breakfast Room

16'1" max x 12'10" max (4.90m max x 3.91m max)

Textured ceiling. Smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Space for a gas range cooker with extractor over. Two bowl sink. Integrated dishwasher. Space for under-counter fridge. Breakfast bar. Radiator. Open under-stairs storage area. Door opening to sitting room. Door opening to rear lobby.

Rear Lobby

5'1" max x 3'0" max (1.55m max x 0.91m max)

Papered ceiling. Papered walls. Ceramic tiled flooring. UPVC double glazed opaque glass door to the rear.

Cloakroom/w.c.

4'9" max x 3'5" max (1.45m max x 1.04m max)

Papered ceiling. Papered walls. Ceramic tiled flooring. UPVC double glazed window to the rear. Close coupled cistern w.c. Cloakroom wash-hand basin. Radiator.

Sitting Room

16'9" max x 10'5" max (5.11m max x 3.18m max)

Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the side. Glazed door opening to utility room.

Utility Room

10'7" max x 4'8" max (3.23m max x 1.42m max)

Textured ceiling. Coving. Smoothly plastered walls. Karndean flooring. UPVC double glazed window to the rear. Two bowl stainless steel sink. Space for washing machine, dishwasher and under-counter freezer.

FIRST FLOOR

Landing

Papered ceiling. Attic hatch giving access to combination boiler. Smoothly plastered walls. Laminate flooring. Doors to five bedrooms and bathroom.

Bedroom 1

15'7" max x 10'5" max (4.75m max x 3.18m max)

Textured ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the garden. Radiator. Built in mirrored sliding door wardrobes.

Bedroom 2

13'5" max x 8'9" max (4.09m max x 2.67m max)

Papered ceiling. Coving. Papered walls. Laminate flooring. UPVC double glazed window to the garden. Radiator. Built in sliding door wardrobes.

Bedroom 3

16'0" max x 8'7" max (4.88m max x 2.62m max)

Papered ceiling. Coving. Papered walls. Laminate flooring. UPVC double glazed window to the front. Radiator. Built in sliding door wardrobes.

Bedroom 4

11'2" max x 10'6" max (3.40m max x 3.20m max)

Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

Bedroom 5

10'4" max x 6'8" max (3.15m max x 2.03m max)

Currently used as a study. Papered ceiling. Papered walls. Laminate flooring. UPVC double glazed window to the front. Radiator. Built in cupboard.

Bathroom

8'1" max x 6'7" max (2.46m max x 2.01m max)

Smoothly plastered ceiling. Ceramic tiled walls and floors. UPVC double glazed opaque glass window to the rear. Concealed cistern w.c. Vanity unit wash-hand basin. P-shaped bath with contemporary mains pressure shower over. Chrome towel rail radiator. Airing cupboard.

REAR

Enclosed garden. Patio area. Steps descending to garage.

COUNCIL TAX

Council tax band E

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.

DISCLAIMER

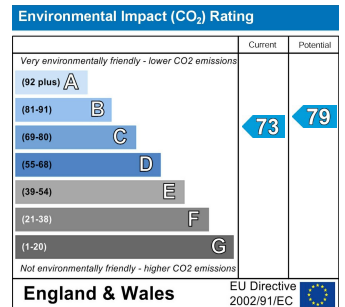
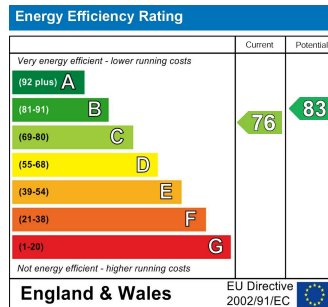
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

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.



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