



## Greenacres, 84 Lakin Drive

Highlight Park, Barry, CF62 8AJ

Offers In Excess Of £325,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this exciting opportunity to purchase a detached, three bedroom bungalow. Situated in the heart of Highlight Park, an ever popular hamlet of Barry. Situated to the Easterly side of Highlight Park with attractive outlooks towards Brynhill Golf Club. This bespoke built bungalow offers attractive accommodation throughout briefly comprising entrance hall, kitchen/dining room, living room, garden room, integrated half size garage accessed from garden room, inner hall, three bedrooms with master en suite and separate second bathroom. The property offers off road parking to front and attractive gardens to both front and rear elevation.

In the ever popular Highlight Park development, within close proximity to a range of local amenities including bus stop, shops and schooling. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. Close proximity to local amenities including Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff, rural vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.



## Accommodation

### Ground Floor

#### Entrance Hall 4'4" x 7' (1.32m x 2.13m)

Entered via wooden front door to open entrance hall. Storage cupboard for shoes and cloaks. Door through to living room and;

#### Kitchen/Dining Room 9'9" x 16'8" (2.97m x 5.08m)

Modern shaker style cream fitted Sigma3 kitchen. Features to include integrated up and over fridge/ freezer behind matching decor panel. Eycline integrated microwave. Low level slide and hide Neff electric fan oven set into an attractive tall larder unit. Neff gas four ring hob with overhead chimney extractor. 1.5 sink and drainer with swan neck mixer tap. Separate Quooker hot water tap. Slimline integrated Neff dishwasher behind matching decor panel. Further range of fitted wall and base units set under and over a mottle effect worksurface. Matching window sill. Aluminium double glazed window to rear elevation. UPVC fully glazed floral edged rear door offering access to pretty rear gardens. Papered walls. Coved ceiling. Tiled effect vinyl flooring. Fitted radiator.

#### Living/Dining Room 13' x 19'10" (3.96m x 6.05m)

Attractive principal reception room with range of UPVC and aluminium double glazed windows to front and side elevations. Papered walls. Fitted carpet. Coved ceiling. Fitted radiator. Electric fitted coal effect fireplace set into a tiled hearth. Doorway through to;

#### Inner Hall

Papered walls. Coved ceiling. Access to loft via hatch. Built in storage cupboard. Communicating doors to all bedrooms.

#### Master Suite Bedroom 10'10" x 13' (3.30m x 3.96m)

Attractive and sizable bedroom. Aluminium double glazed window to rear elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of built in furniture. Door to;

#### Suite Bathroom One 8'6" x 7'10" (2.59m x 2.39m)

Three piece suite in white comprising corner quadrant shower cubicle. Low level WC. Wash hand basin set into an underset vanity unit. Half tiled walls and splash backs. Coved ceiling. Fitted carpet. Fitted radiator. UPVC double glazed opaque window to rear elevation.

#### Bedroom Two 12'1" x 13' (3.68m x 3.96m)

Good sized double bedroom with two aluminium double glazed window to front and side elevation. Papered walls. Coved ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Three 8'10" x 8'3" (2.69m x 2.51m)

Good sized single bedroom with aluminium double glazed window to front elevation. Papered walls. Coved ceiling. Fitted carpet. Fitted radiator.

#### Bathroom 6'9" x 8'10" (2.06m x 2.69m)

Three piece suite comprising panelled bath with chrome taps. Low level WC and wash hand basin set into vanity unit. Fully tiled walls. Fitted carpet. Triton electric shower housed to wall. Aluminium doubled glazed opaque window to rear elevation. Fitted radiator.

#### Garden Room 14'0 x 8'9 (4.27m x 2.67m )

In need of some modernisation work. An attractive garden room converted as part of the rear of the garage. UPVC double glazed patio doors opening out to rear garden. Further UPVC double glazed window to rear and side elevation. Papered walls. Coved ceiling. Fitted vinyl flooring. Rear door into Garage.

### Garage

Reduced sized garage due to garden room conversion, with aluminium up and over door. Power and light. Ideal Logic combi 30 gas central heating boiler housed to wall. Plumbing for tumble dryer. Good space for storage.

### Outside

#### Gardens & Grounds

This attractive corner plot has been wonderfully planted with a variety of mature shrubbery to the front and rear gardens. The front of the property is set back from the road via a parcel of mature flora. Off road parking to front via concrete laid driveway. Pedestrian side access via timber built gate. Access to front door via storm porch from driveway. The rear garden is laid mainly to lawn with an attractive parcel of patio. Raised beds and borders. Made private via closed fenced boarders to all aspects. Attractive pond. Outside tap.

#### Services

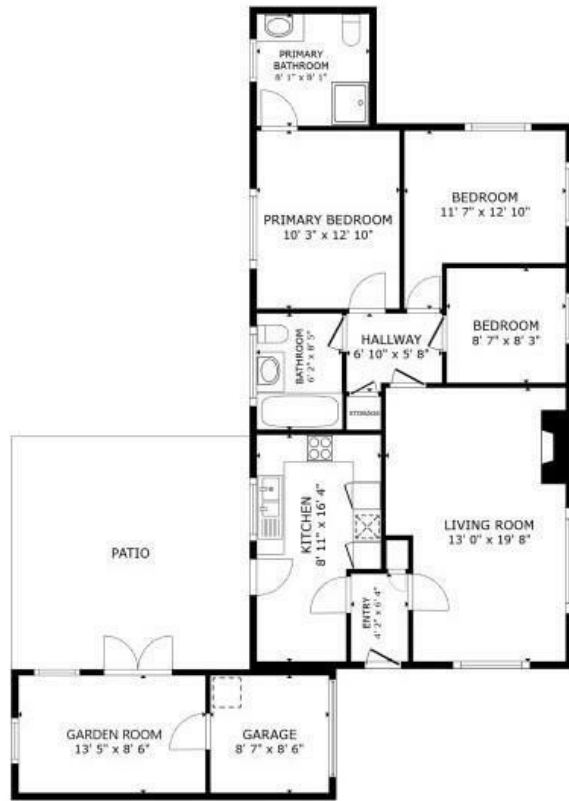
The property is serviced by mains gas, electric, water and drainage.

#### Directions

From our offices at 65 High Street, Cowbridge take the main A48 road heading towards Cardiff. Between the villages of Bonvilston and St Nicholas at the traffic lights turn right onto Five Mile Lane. At the roundabout at Weycock Cross take the first exit onto Port Road West. At the next roundabout take the first exit onto the A4050 Port Rd East. At the traffic lights, turn left onto Stirling Road. At the junction turn either right or left and follow the road around to 84 with a Harris & Birt board outside.







FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 1,039 sq.ft.  
 EXCLUDED AREAS : GARAGE 72 sq.ft. PATIO 287 sq.ft.  
 TOTAL : 1,039 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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