



LAKIN DRIVE

BARRY

# LAKIN DRIVE

, C F 62 8A J

£311,950 -

FREEHOLD



2 Bed



1 Bath



sq ft

An opportunity to acquire a well presented extended semi detached true bungalow on the highly desirable Highlight Park development in North Barry. Within walking distance of Supermarket, Doctor/Dentist surgeries, Schools and Public Transport.

Accommodation briefly comprises: Hallway. Kitchen/diner/conservatory. Lounge. Shower room. Two bedrooms. Low maintenance front and rear gardens. Driveway and detached garage.

NO ONWARD CHAIN.

## ENTRANCE

Via UPVC double glazed door leading into:

## HALLWAY

Built in storage cupboard. Tiling to floor. Doors to lounge and kitchen/diner.

## KITCHEN/DINER/CONSERVATORY

24'1 x 8'3 x 17'

UPVC windows to front, side and rear elevations. UPVC double glazed door to front elevation leading to inner courtyard. UPVC double glazed french doors to rear elevation. Range of base and wall units with laminate worktops over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Tiling to splash areas. Built in stainless steel double oven with four ring gas hob. Built in dishwasher and fridge/freezer Plumbing for washing machine. Two radiators. Tiling to floor.

## LOUNGE

16'4 x 12

UPVC bay window to front elevation. Coving to ceiling. Feature fireplace with electric fire. Dado rail. Radiator. Fitted carpet. Door leading into:

## INNER HALLWAY

Access to loft space with pull down ladder. Airing cupboard housing hot water tank with shelving above. Dado rail. Fitted carpet. Doors to bedrooms and wet room.

## BEDROOM ONE

12'9 to wardrobes x 9'2

UPVC double glazed window to rear elevation. Coving to ceiling. Range of fitted bedroom furniture comprising: wardrobes, dressing table and drawers to remain. Radiator. Fitted carpet.

## BEDROOM TWO

10'2 x 8'8

UPVC double glazed window to rear elevation. Fitted corner wardrobes with matching drawers. Radiator. Fitted carpet.

## WET ROOM

6'1 x 6'1

UPVC double glazed window to side elevation. Spotlights to ceiling. Chrome mixer shower, wash hand basin set in vanity unit and w.c. Chrome ladder style heated towel rail/radiator. Fully tiled to walls. Aqua flooring.

## OUTSIDE REAR

Enclosed low maintenance garden. Patio and deck areas. Timber shed to remain. Mature raised flower and shrub borders.

## OUTSIDE FRONT

Driveway leading to garage. Enclosed within brick walls with gate. Low maintenance garden laid to stone chippings with mature flowers and shrubs. Gate giving access to inner courtyard.

## INNER COURTYARD

Accessed via the kitchen. Laid to patio slabs. Outside water tap and lighting. Gate giving access to front elevation.

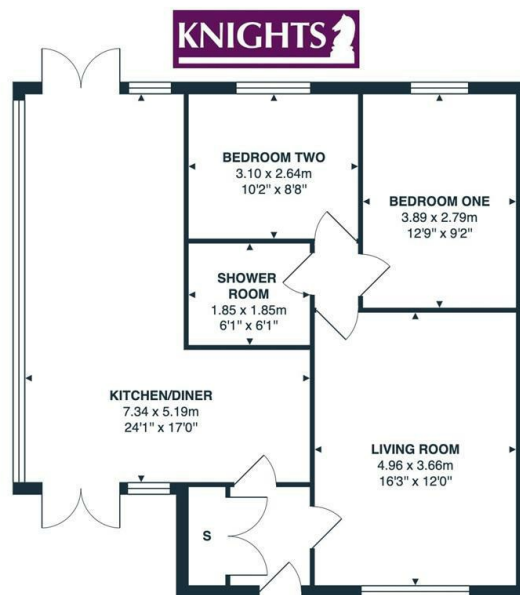
## GARAGE

Detached garage. Electric roller shutter door. Power and light. Door giving access to rear garden.





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	



**Lakin Drive, Barry, CF62 8AJ**

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS