

Highlawns Highlight Lane
Barry
The Vale Of Glamorgan
CF62 8AA

Offers In Excess Of £630,000



- IN NEED OF MODERNISATION
- THREE BEDROOMS
- FIVE RECEPTION ROOMS
- DOUBLE GARAGE
- LARGE MATURE GARDENS
- DOUBLE GLAZED
- COMBINATION BOILER
- CORNER PLOT
- NO ONGOING CHAIN
- INVESTMENT OPPORTUNITY

Ref: PRB10373

Viewing Instructions: Strictly By Appointment Only



General Description

INVESTMENT OPPORTUNITY. Daniel Matthew are pleased to offer to market this detached property situated on a large corner plot at the end of a no through lane. Comprises of Hallway, lounge, family room, dining room, kitchen, breakfast room, utility and shower room to the ground floor, landing, three bedrooms and a family bathroom to the first floor. Double glazing and recently replaced combination boiler. Benefiting from large gardens to both front, side and rear. Possible development opportunity if planning was to be applied and granted. Viewing's are highly recommended to fully appreciate the potential. Call to book to view on 01446 502806.

Accommodation

PROPERTY DESCRIPTION

This detached home has been in the same family for many years and is now being offered for sale the potential to extend or to apply for planning to develop another property on the grounds. In need of modernisation throughout. A fabulously appointed family home. Situated on the original Highlight lane. Close to some local amenities including Tesco's supermarket, Pharmacy, doctors/dentist surgery and is on the local bus route. A short distance from Port Road leading to Culverhouse cross leading to the A48 and the M4 corridor. Cardiff airport is also a short distance away. Offered for sale with no ongoing chain.

Entrance Porch (6' 01" Max x 2' 06" Max) or (1.85m Max x 0.76m Max)

Enter through a UPVC door, Window to front elevation. Glazed panelled door into :-



Hallway (12' 06" Max x 9' 01" Max) or (3.81m Max x 2.77m Max)

Fitted carpet, radiator. Built in storage cupboard. Window to side. Staircase rising to first floor with fitted carpet and spindled balustrade. Doors into :-



Lounge (16' 07" Max x 12' 06" Max) or (5.05m Max x 3.81m Max)

Fitted carpet, Stone feature fireplace. Window to front elevation. radiator. Bay window to rear. Coved and textured ceiling.



Family Room (16' 07" Max x 11' 06" Max) or (5.05m Max x 3.51m Max)

Original Parquet flooring. Radiator. Window to side. Coved and textured ceiling. Archway and obscure window into :-



Home office (7' 04" Max x 13' 08" Max) or (2.24m Max x 4.17m Max)

Fitted carpet, windows to both side and rear with vertical blinds. French doors open to rear garden. Open plan into :-



Dining Room (7' 02" Max x 10' 01" Max) or (2.18m Max x 3.07m Max)

Wooden flooring, Window to rear with vertical blind. Radiator. Obscure window into Family room. Doorway into :-



Breakfast Room (8' 02" Max x 9' 03" Max) or (2.49m Max x 2.82m Max)

Wood effect laminate flooring. Radiator. Door into hallway. Open planned into :-



Kitchen (8' 07" Max x 16' 0" Max) or (2.62m Max x 4.88m Max)

Wood effect laminate flooring. A range of base and eye level units with complementing work surfaces. Inset sink with mixer tap over. Built in double oven and four ring gas burner hob with extractor fan over. Space for washing machine. Tiling to splash backs. Vaulted flat plastered ceiling with three Velux windows and recessed lighting. Window and door to front elevation. Half glazed door into :-



Utility Room (7' 10" x 9' 10") or (2.39m x 3.00m)

Fitted carpet, Wall mounted wash hand basin. Half glazed with half glazed side panel. Door giving access to rear garden. Wall mounted combination boiler. Panelled door into :-



Landing (6' 02" x 9' 02") or (1.88m x 2.79m)

Fitted carpet. Window to side. Loft access. Doors into :-



Bedroom One (14' 01" Max x 11' 06" Max) or (4.29m Max x 3.51m Max)

Fitted carpet, window to rear. Storage into the eaves. Radiator.



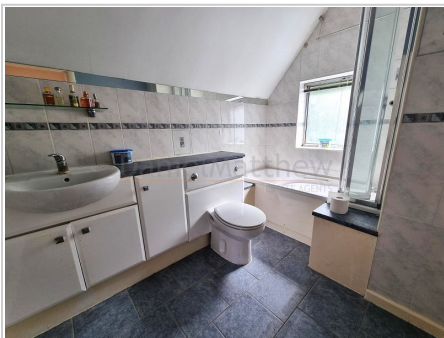
Bedroom Two (12' 07" Max x 10' 10" Max) or (3.84m Max x 3.30m Max)

Fitted carpet, radiator. Window to front.



Bedroom Three (9' 06" Max x 9' 01" Max) or (2.90m Max x 2.77m Max)

Fitted carpet, Radiator. Textured ceiling.



Bathroom (6' 0" x 8' 09") or (1.83m x 2.67m)

Ceramic tiled flooring. A three piece suite in white comprising of concealed back WC, wash hand basin inset into a vanity unit and a panelled bath with shower running from mains and glass shower screen over. fully tiled walls. Obscure window to side.

Services

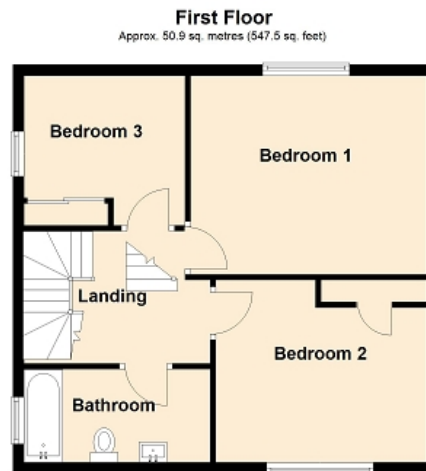
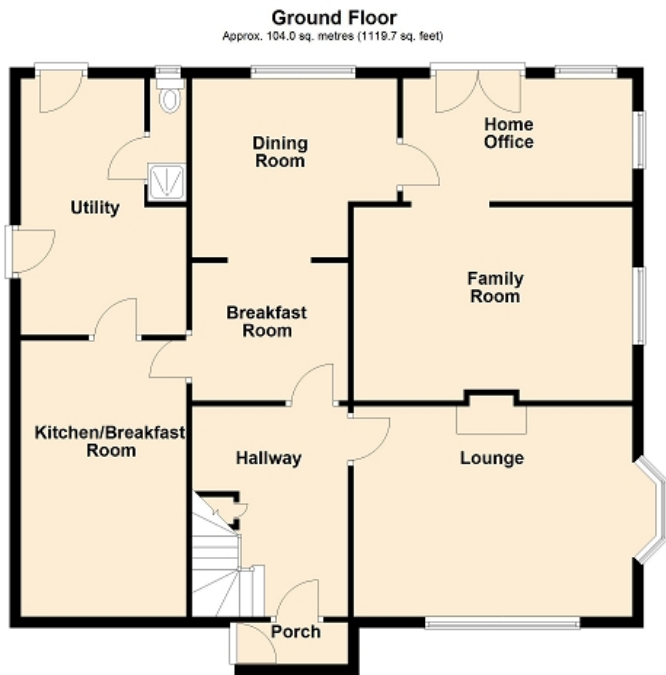
Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D65

Tenure

We are informed that the tenure is Freehold





Total area: approx. 154.9 sq. metres (1667.2 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.