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MR HOMES
SALES & LETTINGS



Lakin Drive, Barry,
The Vale Of Glamorgan
CF62 8AH

Guide Price £650,000 to £675,000
Freehold

Lakin Drive, Barry, Barry. CF62 8AH.

- DETACHED 4x DOUBLE BED FAMILY HOME with SCENIC FARMLAND VIEWS TO REAR
- INVITING ENTRANCE HALL & GRAND GALLERY LANDING
- GREAT SIZE FAMILY LIVING & DINING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM with WALK-IN PANTRY/UTILITY
- SUN/ GARDEN ROOM
- GAMES/ MUSIC ROOM & CLOAKROOM/ DOWNSTAIRS W.C
- MASTER BEDROOM with DRESSING ROOM & EN-SUITE
- 3x FURTHER DOUBLE BEDROOMS with FITTED WARDROBES
- LARGE PRIVATE DRIVEWAY & LARGE GARAGE with PITCHED ROOF
- BEAUTIFUL REAR GARDEN with VIEWS OVER FARMLAND/ FIELDS



LOOK NO FURTHER FOR YOUR FOREVER HOME - A DETACHED & VERY SPACIOUS 4x DOUBLE BED FAMILY HOME - SCENIC VIEWS OF WILDLIFE TO REAR - BEAUTIFUL LANDSCAPED REAR GARDEN with MANY FEATURES, OVERLOOKS FARMLAND/FIELDS - OPEN-PORCH TO INVITING ENTRANCE HALL & FIRST FLOOR GALLERY LANDING - CLOAKROOM/W.C - VERY SPACIOUS FAMILY LIVING & DINING ROOM - GAMES/ MUSIC ROOM - SPACIOUS KITCHEN/BREAKFAST ROOM (Slate Tiled Flooring) with WALK-IN PANTRY/ UTILITY - SUN/ GARDEN ROOM - MASTER BEDROOM with FITTED WARDROBES, DRESSING ROOM & EN-SUITE (farmland/field views), BEDROOM 2 with FITTED WARDROBES (farmland/field views), BEDROOM 3 & 4 with FITTED WARDROBES - 4-PIECE SUITE FAMILY BATH & SHOWER ROOM - LOW-MAINTENANCE FRONT GARDEN - LARGE 'BRICK-PAVED' PRIVATE DRIVEWAY - uPVC D/G WINDOWS & GAS CENTRAL HEATING - NEW ELECTRIC RCD CONSUMER UNIT (Fitted 2 Years Approx.) - TENURE = FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Detached 4x Bedroom Family Home, comprising in brief; Open Porch to the Inviting Entrance Hall, Cloakroom/Downstairs W.c, Very Large Family Living/Dining Room, Games/ Music Room, Kitchen/Breakfast Room, Pantry/Utility Room, Sun/Garden Room, Staircase to the First Floor Gallery Landing, Master Bedroom with Fitted Wardrobes, Dressing Room, En-Suite & Views Over the Rear Farmland/Fields, Bedroom 2 with Fitted Wardrobes & Views Over the Rear Farmland/Fields, Bedrooms 3 & 4 with Fitted Wardrobes, 4-Piece Family Bathroom Suite. The Outside Front Garden is Low-Maintenance with Stone Chippings, 2x Lockable Side Gates to Access the Rear Garden & Side Enclosure which leads through an External Storage Area & the Beautifully Landscaped Rear Garden. A Large 'Brick-Paved' Private Driveway to the Front Leads into the Large Garage with a Pitched Roof. uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Combi 80e.



EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/lakindrive61ap/>

EPC Rating = C. Council Tax Band = G.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Open Porch to Inviting Entrance Hallway

15' 0" x 6' 5" (4.57m x 1.95m)

Understair Storage Area

Cloakroom/ Downstairs W.c

7' 2" x 5' 3" (2.18m x 1.60m)

Games/ Music Room

16' 7" x 11' 9" (5.05m x 3.58m)

Living/ Dining Room

23' 6" x 18' 7" (7.16m x 5.66m)

Kitchen/Breakfast Room

19' 3" x 11' 10" (5.86m x 3.60m)

Pantry/ Utility Room (NO LOSS OF HEAD HEIGHT)

12' 4" x 2' 11" (3.76m x 0.89m)

Sun/ Garden Room

12' 6" x 7' 8" (3.81m x 2.34m)

Gallery Landing - First Floor

15' 4" x 13' 10" (4.67m x 4.21m)

Master Bedroom with Fitted Wardrobes / Dressing Room / En-Suite

14' 11" to front of fitted wardrobes x 11' 1" (4.54m x 3.38m)

Dressing Room with Hatch to Loft

10' 0" x 5' 8" (3.05m x 1.73m)

En-Suite

10' 0" x 5' 5" (3.05m x 1.65m)

Bedroom 2 with Fitted Wardrobes

14' 6" to front of fitted wardrobes x 9' 0" (4.42m x 2.74m)

Bedroom 3 with Fitted Wardrobes

10' 11" to front of fitted wardrobes x 9' 3" (3.32m x 2.82m)

Bedroom 4 with Fitted Wardrobes

10' 11" x 9' 11" (3.32m x 3.02m)

Family Bath & Shower Room

10' 5" x 8' 3" (3.17m x 2.51m)

Garage with Pitched Roof

17' 0" x 10' 10" (5.18m x 3.30m)

Large Private 'Brick-Paved' Driveway

**Front Garden Laid Stone Chippings & Mature Bush - Lockable Side Gates
Access Rear Garden**

Rear Garden - West Facing - Backs onto Farmland/ Fields

Sit Down, Relax and Enjoy this Peaceful & Beautiful Rear Garden. Stone Patio with Steps Down to the Beautiful Scenic Rear Garden with Many Features. Roof Covered Seating Area leading through to a Side Enclosure & a Pergola Over a Decked Seating Area. Outside Sensor Lighting & Outside Water Supply.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area¹⁾

2311 ft²
214.3 m²

Reduced headroom

20 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

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