







## 94 Lakin Drive

Barry, Barry

Three bedroom detached bungalow located in the sought after Highlight Park. Modern shower room, conservatory, generous rear garden, transport links, catchment for schools, driveway and garage.

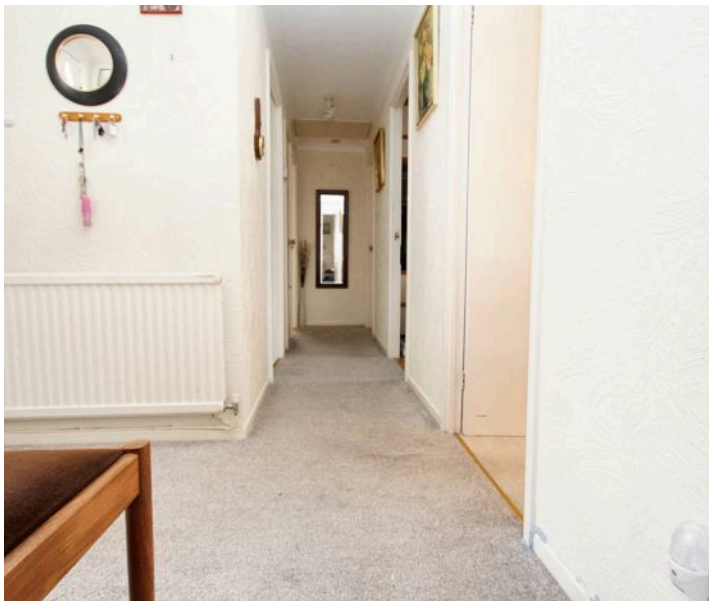
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- LOCATED ON THE HIGHLY SOUGHT AFTER HIGHLIGHT PARK
- DETACHED THREE BEDROOM BUNGALOW
- CONSERVATORY AND GENEROUS REAR GARDEN
- MODERN SHOWER ROOM
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES
- CATCHMENT FOR WHITMORE HIGH SCHOOL AND YSGOL GYMRAEG BRO MORGANNWG
- EPC C70





### Hallway

Entrance via a wooden front door with an opaque glazed panel and matching side panel. The hallway is carpeted with textured walls and a textured coved ceiling. Radiator. Doors leading off to three bedrooms, a lounge, a kitchen, a shower room and a storage cupboard.

### Lounge

18' 0" x 10' 10" (5.49m x 3.30m)

Carpeted with textured walls and a textured coved ceiling. A small opaque side aspect window, a large front aspect window and two radiators.

### Kitchen

10' 9" x 8' 4" (3.28m x 2.54m)

Laminate wood effect flooring, fully tiled walls and a textured coved ceiling. Matching eye and base level units, complementing laminate wood effect worktops with a stainless steel one and half bowled sink inset. Space for a fridge/freezer. Integrated appliances include an eye level single oven, a four ring gas hob and an extractor hood. A serving hatch through to the lounge. A door leading to a pantry. A wooden door leading into a small porch. A side aspect window and an internal window looking through into bedroom two.



### Shower Room

6' 1" x 5' 7" (1.85m x 1.70m)

Vinyl tile effect flooring, waterproof panelled walls and a waterproof panelled ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps and a walk in shower cubicle with a thermostatic stainless steel shower inset and a sliding glass shower screen. An opaque side aspect window, a towel radiator and an extractor fan.





### **Bedroom One**

Carpeted with textured walls and a textured coved ceiling. A front aspect window and a radiator.

### **Bedroom Two**

9' 8" x 9' 0" (2.95m x 2.74m)

Carpeted with textured walls and a textured coved ceiling. A large rear aspect window and an internal window looking through into the kitchen. Fitted wardrobes and a radiator. Measurements exclude the depth of the fitted wardrobes.

### **Bedroom Three/Additional Reception Room**

9' 8" x 8' 2" (2.95m x 2.49m)

Carpeted with textured walls and a textured coved ceiling. A storage cupboard housing the boiler. Sliding glass doors leading through into the conservatory.

### **Conservatory**

9' 6" x 7' 10" (2.90m x 2.39m)

Tiled floor and a polycarbonate roof. A door leading into the garage. Double opening doors lead out onto the patio.







## REAR GARDEN

Step out of the double opening doors from the conservatory or from the porch to the side of the property onto a well appointed patio area with ample space for outdoor seating. There is an area of decorative stones with steps leading deeper into the generous garden. To the left there is a wooden storage shed. The remainder of the garden is mainly laid to lawn, with areas of flower beds and well established shrubbery. The garden is fully enclosed by a variety of wooden fencing and brick walls.

## FRONT GARDEN

Mainly laid to lawn with well established shrubbery. Enclosed by decorative brick walls.

## DRIVEWAY

2 Parking Spaces

Long driveway providing off road parking for two vehicles.

## GARAGE

Single Garage

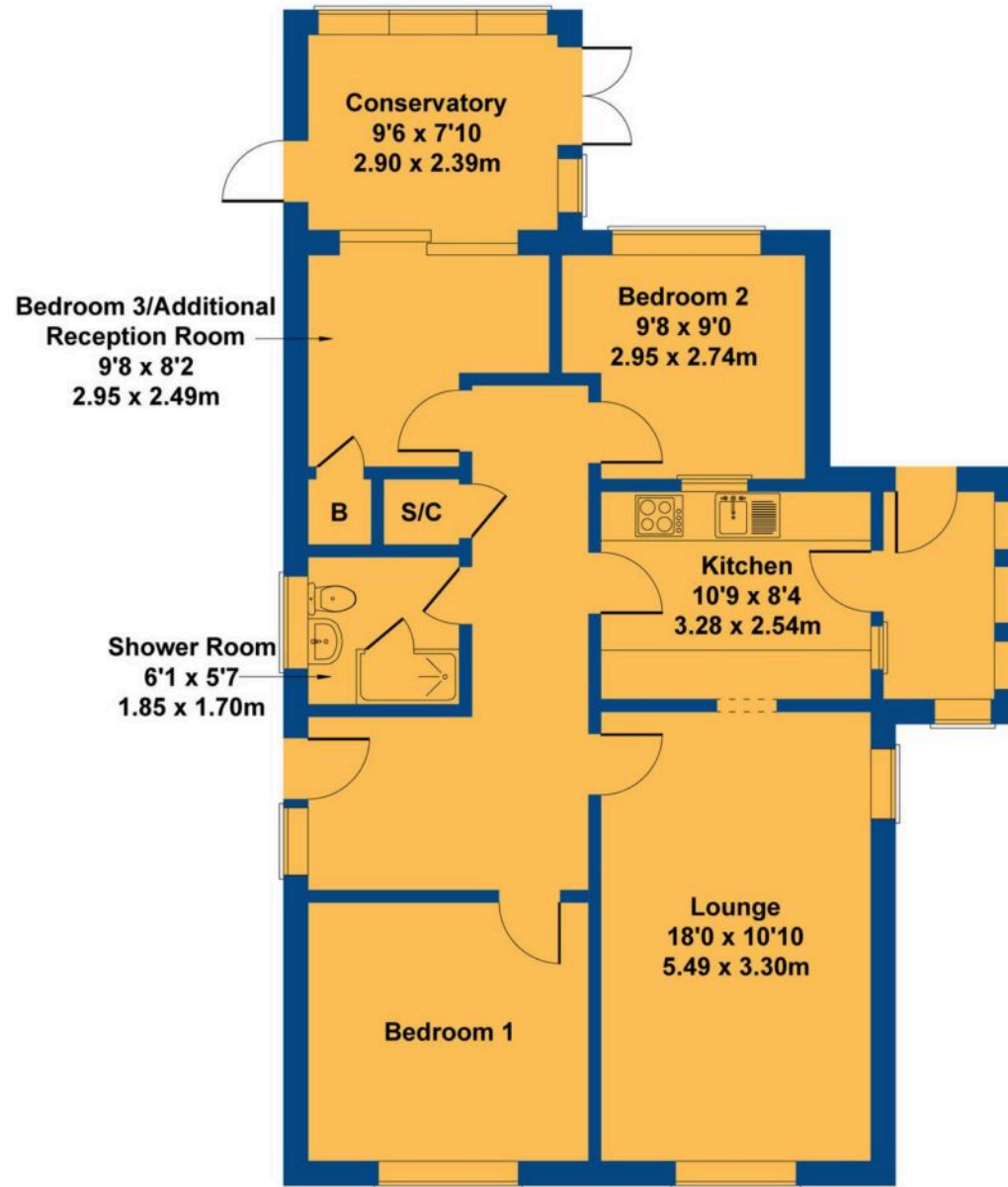
Parking for one small vehicle.





# 94 Lakin Drive

Approximate Gross Internal Area  
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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