





51 Lakin Drive

Barry, Barry

HIGHLIGHT PARK LOCATION - 4 DOUBLE BEDROOMS

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- HIGHLIGHT PARK LOCATION!!
- EXTENDED DETACHED FAMILY HOME
- LOUNGE PLUS SECOND RECEPTION ROOM / BAR
- LARGE EAT IN KITCHEN PLUS UTILITY
- BATHROOMS WITH JACUZZI BATH PLUS WALK IN WARDROBE
- GARAGE, DRIVEWAY AND REAR GARDEN
- EPC D67





Entrance Porch

6' 4" x 3' 4" (1.93m x 1.02m)

Accessed via uPVC door. Tiled floor. Further door with matching side panel (glazed) to hallway.

Hallway

With wood floor and carpeted stairs to the first floor. Radiator. Doors to WC, storage cupboard, lounge and kitchen breakfast room.

WC

5' 4" x 2' 8" (1.63m x 0.81m)

White WC with button flush and wash basin with vanity unit under. Tiled floor. Partial tiled walls and radiator.

Lounge

13' 10" x 10' 7" (4.22m x 3.23m)

Carpeted lounge with front aspect window and radiator. Fire place.

Kitchen Breakfast Room

17' 3" x 11' 7" (5.26m x 3.53m)

A spacious kitchen with a range of base units, pull out larder style racks and complementing work surfaces over. One and a half bowl sink unit and space for tall fridge freezer. Space for a freestanding oven. Plenty of space for table and chairs. Internal door to second reception room. Tiled floor. Sliding door to utility room plus rear aspect window and double opening doors to the rear garden.

Utility

10' 10" x 4' 5" (3.30m x 1.35m)

Continuation of the tiled floor. Eye and base units matching the kitchen plus work surfaces. Space and plumbing for appliances. Door to garage. Wall mounted boiler.





Reception Room

14' 5" x 9' 2" (4.39m x 2.79m)

Currently being used as a bar – this handy reception room has laminate floor and doors onto the rear garden. Bar and fitments not remaining.

Landing

Carpeted with loft hatch. Internal doors to four bedrooms, bathroom and large storage cupboard.

Bedroom One

17' 10" x 14' 1" (5.44m x 4.29m)

A larger than average double bedroom with front aspect window and radiator. Doors to en suite four piece bathroom and also walk in wardrobe.

Walk In Wardrobe

Plenty of storage and hanging space.

En Suite Bathroom

14' 0" x 9' 3" (4.27m x 2.82m)

A large, 4 piece bathroom suite in white comprising of WC, wash basin with vanity unit, large Jacuzzi bath plus large shower cubicle with seating and power jets. Tiled walls and rear aspect window. Ladder heated towel rail. Measurements taken at widest points. L shape.

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

Carpeted double bedroom with rear aspect window and radiator. Sliding mirrored wardrobes.

Bedroom Three

12' 5" x 9' 10" (3.78m x 3.00m)

Carpeted double bedroom with front aspect window and radiator. Sliding mirrored wardrobes.





Bedroom Four

9' 6" x 6' 9" (2.90m x 2.06m)

Carpeted with front aspect window. Can take a small double bed. Radiator. Fitted cupboard (over stairs). Measurements include deep door recess.

Bathroom

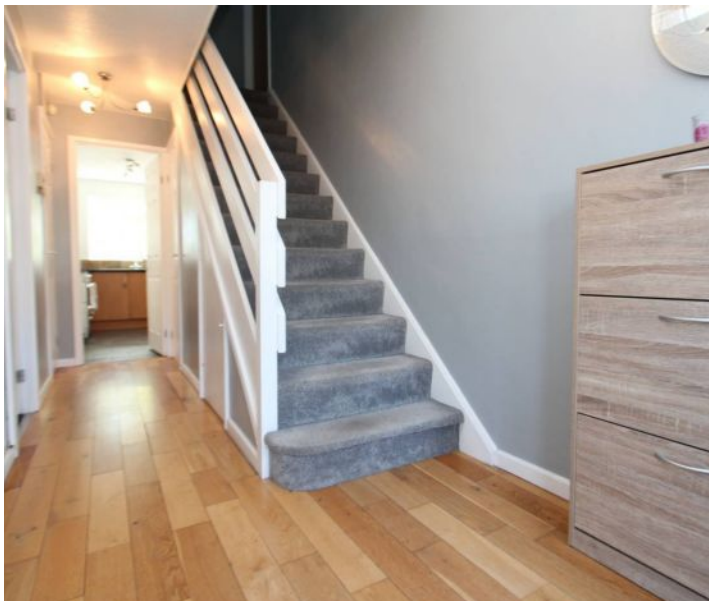
6' 2" x 6' 2" (1.88m x 1.88m)

White suite comprising corner Jacuzzi bath, pedestal wash basin and close coupled WC. Tiled walls. Ladder heated towel rail. Rear aspect window. Vinyl floor. Opaque window to rear.

Garage

16' 5" x 13' 7" (5.00m x 4.14m)

Spacious garage with an electric roller door. Power, lighting and water.





GARDEN

A South Westerly garden attracting plenty of sun. Decked seating area with steps leading to the level lawn. Shed. Side access via pedestrian gate. Tap and power points.

DRIVEWAY

4 Parking Spaces

Large drive providing off road parking for 4 / 5 cars. Side access.

GARAGE

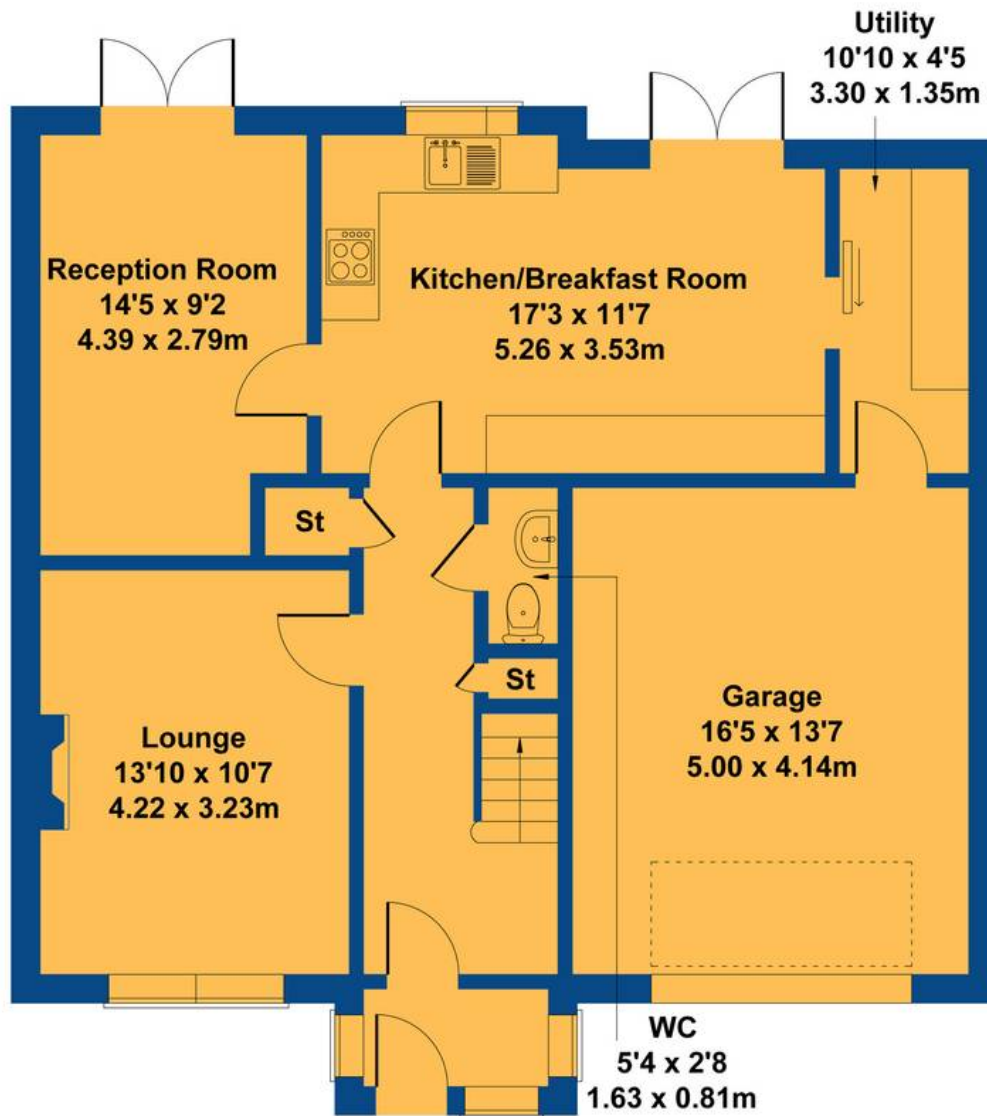




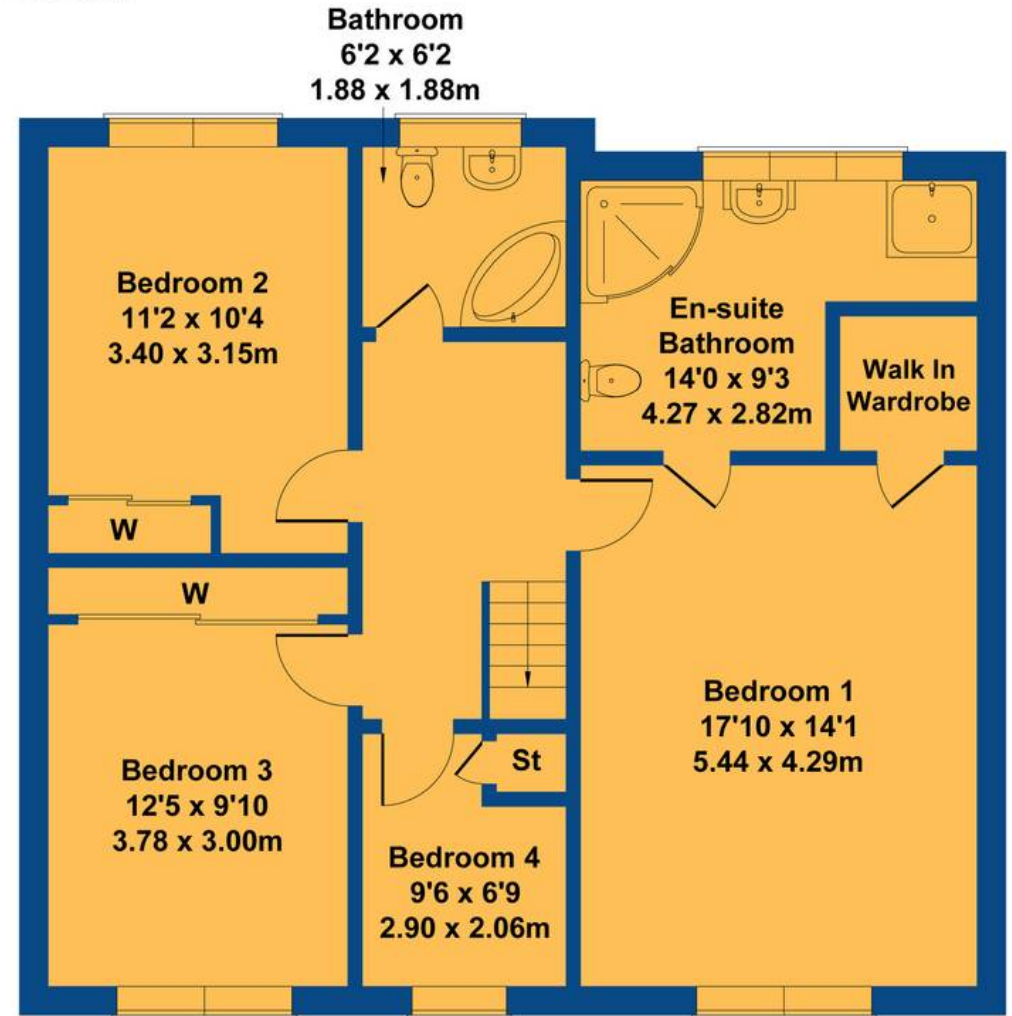


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Approximate Gross Internal Area
1819 sq ft - 169 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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