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## 15 Highlight Lane, Barry CF62 8AA £495,000 Freehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Rarely available on the market, this meticulously maintained and spacious four-bedroom residence offers generous living spaces. Located in a desirable area just minutes away from Cardiff and the M4, as well as schools and supermarkets, the property has undergone extensive upgrades by its current owners. The house includes an entrance hallway, a cloakroom with a w.c., a living room with space for a log burner, and a garage converted into a dining/bar area. Additionally, there is a high-end kitchen and a separate utility space. To the first floor, there are four bedrooms and a recently renovated luxurious family bathroom. The front of the property features a block-paved driveway leading to a carport with some storage in the converted garage area. The rear of the property includes a large plot enclosed by featheredge fencing, with a patio area and lawn surrounded by mature shrubs and flowers, along with gated side access. The property benefits from UPVC double glazing and Gas Central heating via a replacement boiler (April 2024). Viewing this property is highly recommended.





## FRONT

Block paved driveway with access to car port and ample space for parking. Laid lawn. Laid decorative chippings. Established shrubbery. Continuation of block paved pathway leading to a composite front door to the entrance hallway.

## Entrance Hallway

11'06 x 15'03 (3.51m x 4.65m)

Textured ceiling with coving. Papered walls. High-Gloss laminate flooring. Wall mounted radiator's. UPVC double glazed window with obscured glass to side elevation. Composite front door with obscured glass inserts. Wooden door's leading through to living room, kitchen / breakfast, utility and W.C. Cloakroom. Fitted carpet staircase rising to the first floor.

## Lounge

14'03 x 15'04 (4.34m x 4.67m)

Smoothly plastered ceiling with coving. Smoothly plastered walls - part papered. High gloss laminate flooring. Wall mounted radiator. UPVC double glazed bay fronted window to the front elevation. Wooden door leading out to the entrance hallway. Log burning stove with slate hearth and feature surround.

## Kitchen

10'11 x 26'02 (3.33m x 7.98m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Copper splashbacks. High shine porcelain tiled flooring. Wall mounted radiator's. UPVC double glazed window to the rear elevation. UPVC double glazed patio sliding doors leading out to the rear garden. A modern fitted kitchen, comprising of wall and base units. Central Island. Wood laminate worktop's. Composite sink. Integrated for ring induction hob. Integrated double oven. Integrated dishwasher. Integrated fridge / freezer. Under cabinet lighting. Access to under stairs storage. Wooden door leading to entrance hallway.

## Dining / Bar Area

8'07 x 15'11 (2.62m x 4.85m)

Recently converted garage. Smoothly plastered ceiling with skylight and inset light's. Smoothly plastered walls. Wood laminate flooring. Wall mounted electric heater. Wooden door leading through to utility room.

## Utility Room

6'11 x 7'03 (2.11m x 2.21m)

Smoothly plastered ceiling. Porcelain tiled wall's. Wood laminate flooring. UPVC double glazed window with obscured glass to the rear elevation. UPVC double glazed patio door with obscured glass insert leading to the rear garden. Space for washing machine. Space for fridge / freezer. Wooden door leading through to dining/bar area. A further wooden door leading through to the entrance hallway.

## W.C Cloakroom

5'06 x 5'09 (1.68m x 1.75m)

Textured ceiling. Porcelain tiled walls. Ceramic tiled flooring. UPVC double glazed window to the front elevation. Pedestal wash hand basin. Close coupled toilet. Wooden door leading to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

7'01 x 10'06 (2.16m x 3.20m)

Textured ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Wooden doors leading to bedrooms one, two and three. Further wooden door's leading to bedroom four and the family bathroom. Fitted carpet staircase rising from the ground floor.

### Bedroom One

10'11 x 15'04 (3.33m x 4.67m)

Textured ceiling with coving. Papered wall's. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built in double wardrobes. Wooden door leading out to the first floor landing.

### Bedroom Two

8'11 x 14'03 (2.72m x 4.34m)

Textured ceiling with coving. Papered wall's. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wooden door leading out to the first floor landing.

### Bedroom Three

7'08 x 14'10 (2.34m x 4.52m)

Textured ceiling with coving. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built-in wardrobes. Wooden door leading out to the first floor landing.

### Bedroom Four

7'10 x 9'06 (2.39m x 2.90m)

Textured ceiling with coving. Papered wall's. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wall mounted combination boiler New April 24 housed in a wall unit. Wooden door leading out to the first floor landing.

### Family Bathroom

8'02 x 10'06 (2.49m x 3.20m)

Smoothly plastered ceiling with inset light's. Smoothly plastered walls. Vinyl flooring. Wall mounted vertical towel rail. UPVC double glazed window with obscured glass to the side elevation. Freestanding Double Ended Bath. Vanity wash - hand basin. Vanity Toilet. Double walk in shower with thermostatically controlled shower overhead. Wooden door leading out to the first floor landing.

## REAR

An enclosed larger than average rear garden. Paved patio area. Laid lawn. Established shrubbery. Feather edged fencing surrounding. Side access to front. Access to utility room to the side. UPVC double glazed sliding patio doors leading to the kitchen / breakfast.

## Carport

Block Paved additional parking space.

## COUNCIL TAX

Council tax band F

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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