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## 17 Lakeside, Barry CF62 6ST £875,000 Freehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING D

This stunning detached house in Lakeside, Barry, offers a luxurious and spacious living experience. Boasting three reception rooms and four bedrooms, this property is perfect for those seeking ample space and versatility. Situated in the popular Lakeside area, this imposing property provides breath-taking views across the lake and towards the Bristol Channel.

The interior of the house is just as impressive as its surroundings. The ground floor features an entrance hallway, a convenient w.c. cloakroom, and an open plan living/kitchen diner that is perfect for entertaining. Additionally, there is a sitting room with a view of the front elevation and another living room/bedroom for added flexibility.

Moving to the first floor, you'll find a master bedroom with an en suite, walk-in wardrobe, and a Juliette balcony offering stunning views. There are three more bedrooms, one of which opens onto an enclosed glazed balcony, and a study/fourth bedroom. The luxury family bathroom adds a touch of elegance to this already exquisite property. With double glazing throughout and gas central heating, this house ensures comfort all year round. The extended sea views from the front elevations are simply mesmerizing.

Outside, the property offers parking for many vehicles, a block paved driveway leading to a garage with side access. To the rear, a block-paved patio area with steps ascending to a laid to lawn area.



## FRONT

Block paved patio area with artificial grass. Further block paved driveway for multiple vehicles. Views across the lake. Wooden door opening to:-

## ENTRANCE HALLWAY

Plastered ceiling and coving, plastered walls, slate tiled flooring. UPVC double glazed window overlooking the front elevation with lake views.

## LIVING ROOM

15'6 x 12'1 (4.72m x 3.68m)

Plastered ceiling and coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the side elevation. Sliding patio doors to the front patio area with views across the lake and sea views across the Bristol Channel and beyond. Space for log burning stove, timber mantle, exposed brick and slate hearth. Radiator, opening to:-

## KITCHEN/DINING AREA

20'6 x 16'6 (6.25m x 5.03m)

Plastered ceiling with inset spotlights, plastered walls, slate tiled flooring, wooden framed double glazed picture windows overlooking the rear garden. Further French doors opening to the rear patio, door to pantry. Radiator.

Kitchen comprises of base units, solid wood and marble work surfaces. Inset sink with mixer tap, space for range master cooker, extractor fan above, space for washing machine and dishwasher. Pantry storage with space for fridge freezer.

## LOUNGE

11'11 x 12'1 (3.63m x 3.68m)

Plastered ceiling, plastered walls with picture rails, fitted carpet flooring, sliding UPVC double glazed windows overlooking the front with lake views and sea views across the Bristol Channel and beyond. Log burning stove with wooden mantel, slate hearth. Radiator.

## BEDROOM/SITTING ROOM

11'2 x 8'5 (3.40m x 2.57m)

Plastered ceiling with coving, picture rails, plastered walls. Fitted carpet flooring, wooden framed double glazed French doors opening to the rear patio. Radiator.

## W.C

6'11 x 5'10 (2.11m x 1.78m)

Plastered ceiling and plastered walls. Slate tiled flooring. UPVC double glazed window to the rear elevation. Close coupled toilet. Vanity wash hand basin with mixer tap. Radiator.

## FIRST FLOOR

### LANDING

Plastered ceiling with access to attic via pulldown ladder. Plastered walls. Fitted carpet flooring. Oak balustrade. UPVC double glazed window overlooking the rear elevation. Wooden doors to bedrooms, family bathroom. Further wooden door to storage cupboard.

### MASTER SUITE

16'4 x 11'11 (4.98m x 3.63m)

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring. Juliette balcony overlooking the front with lake views and sea views across the Bristol Channel and beyond. UPVC double glazed window to the side elevation. Wooden doors to en-suite and walk-in wardrobe, radiator.

### EN-SUITE

7'7 x 6'1 (2.31m x 1.85m)

Plastered ceiling with inset spotlights. Extractor fan, plastered walls, tile flooring, UPVC double glazed window to the side elevation. Shower cubicle with glass shower screen. Porcelain tiles surrounding. Mains operated shower over, close coupled toilet. Wall mounted wash basin with mixer tap. Vertical towel rail heater.

### WALK-IN WARDROBE

7'0 x 6'1 (2.13m x 1.85m)

Plastered ceiling, spotlights, plastered walls, fitted carpet flooring. Radiator. Fitted shelving units.

### BEDROOM TWO

15'9 x 11'3 (4.80m x 3.43m)

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring, radiator, double glazed wooden framed window to the rear elevation. Wooden framed double glazed French doors opening to a Juliet balcony overlooking the rear garden. Radiator.

## BEDROOM THREE/SITTING ROOM

15'4 x 12'1 (4.67m x 3.68m)

Plastered ceiling with inset spotlights. Plastered walls. Fitted carpet flooring. Radiator. Sliding patio doors with access to an enclosed balcony. Stainless steel balustrade with glass inserts. Porcelain tiles to flooring. Views across the lake and sea views across the Bristol Channel.

## BEDROOM FOUR/STUDY

10'9 x 7'10 (3.28m x 2.39m)

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring, sliding double glazed windows overlooking the enclosed balcony and views across the lake and sea views across the Bristol Channel. Radiator.

## FAMILY BATHROOM

8'7 x 8'4 (2.62m x 2.54m)

Plastered ceiling, inset spotlights, extractor fan, plastered walls, tile splashback areas. Wooden flooring. UPVC double glazed window overlooking the rear elevation. Freestanding bath with mixer tap and shower attachment over. Close coupled toilet. Wall mounted wash basin with mixer tap.

## REAR GARDEN

Block patio area with raised flowerbeds. Access to garage. Outside lighting and electric sockets. Steps rising to a tiered style garden with laid to lawn, brick build walls surrounding and mature shrubbery.

## GARAGE

19'3 x 9'5 (5.87m x 2.87m)

Power and lighting. Access to gas metre. Plumbing for washing machine.

## COUNCIL TAX

Council tax band G.

## 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.



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