



Wild Winds Highlight Lane, Barry CF62 8AA

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

A much loved and beautifully presented family home, set on a larger than average plot. This unique self build property 'Wild Winds' is ideally placed within the sought after location of Highlight Lane, Barry with views over the vale and with a purpose built lane leading directly through countryside. Cardiff/M4 are easily accessible with a Supermarket and a local Drs surgery a short walk away.

The property offers versatile living throughout. The property briefly comprises, entrance hallway, dining room, sitting room, kitchen / breakfast opening to a spacious living room with log burning stove and opening to the rear patio via Bi-Folding doors. utility room and boot room. To the first floor, three double bedrooms with a spacious en-suite bathroom to the master, and two further en-suite shower rooms to bedroom's two and three. To the second floor, two further double bedrooms, and shower room. To the front, a private entrance with Established shrubbery in brick-built planters with a decorative fountain, with vehicle access to the rear garden and right up to the garage/workshop. To the rear, a large rear garden with Block paved patio areas, laid to lawn. Double garage with ample room for vehicles, through to a bar area or opportunity for office or work environment, and finally a W.C Cloakroom.

Viewing is essential to appreciate the sheer size of this beautiful dwelling. Benefitting from gas central heating, under floor heating to the ground floor and UPVC double glazing throughout.



FRONT

Private entrance opening to a completely enclosed block paved driveway for multiple vehicles. Establish shrubbery. Feature water fountain, hose/water supply and an outdoor electric socket. Sensor lights to the drive and to the front door. Steps leading to a paved fore court area with brick built walls. Wrought iron gate to the side elevation and access to garage and rear garden. Open storm porch UPVC double glazed opaque glass door leading to the entrance hallway.

Entrance Hallway

12'02 x 15'08 (3.71m x 4.78m)

Smoothly plastered ceiling with coving, smoothly plastered walls, decorative Antico style flooring with underfloor heating. Fitted carpet staircase rising to the first floor. UPVC double glazed front door and side windows with obscured glass to the front elevation. Wood panelled doors leading through to the dining room, Further wood panelled door leading to kitchen, and living area. Wood panelled door leading to a W.C. Cloakroom.

Dining Room

10'10 x 17'02 (3.30m x 5.23m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the sitting room. A further wood panelled door leading through to the entrance hallway.

Sitting Room

8'11 x 13'06 (2.72m x 4.11m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to dining room.

Kitchen / Breakfast

12'00 x 14'05 (3.66m x 4.39m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Decorative Antico style flooring with under floor heating. Ceramic tiled splashback's. UPVC double glazed window to the rear elevation. Fitted Solid Painted Oak kitchen with comprising of wall and base units. Wood laminate worktops and breakfast bar. Integrated wine cooler. Integrated dishwasher. Integrated Bosch five ring gas hob. Integrated Bosch double oven. Integrated microwave oven. Integrated NEF coffee machine. Stainless steel sink. Mood lighting within the glass fronted cabinets, also on the under and above the wall units. Through opening to boot room, and utility. Through opening to living room. Wood panelled door leading to entrance hallway.

Living Room

13'04 x 18'03 (4.06m x 5.56m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Decorative Antico style flooring with underfloor heating. UPVC double glazed bi - folding doors leading out to rear terrace and garden. Log burning stove with rustic floating oak mantle shelf. Through opening to kitchen / breakfast. Wood panelled door that leads through to the entrance hallway.

Utility Room

8'11 x 9'05 (2.72m x 2.87m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the side elevation. Wood panelled door leading through to a boot room. Wall mounted combination boiler. Wood laminate worktop. Space for washing machine. Space for tumble dryer. Space for under counter fridge/ freezer. The Utility are also benefits from fitted airing/drying rails and heated airing electric tubes.

Boot Room

6'05 x 9'04 (1.96m x 2.84m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed window to the rear elevation.. UPVC double glazed patio door leading to the rear terrace. Space for fridge / freezer. Through opening to the kitchen/ Breakfast. Wood panelled door leading through to the utility room.

W.C Cloakroom

5'06 x 8'07 (1.68m x 2.62m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled splashback's and ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

15'05 x 17'01 (4.70m x 5.21m)

Smoothly plastered ceiling, smoothly plastered walls with pendant lighting. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to front and side elevations with far-reaching Vale views. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to bedrooms one, two and bedroom three. A further fitted carpet staircase rising to the second floor.

Bedroom One

13'07 x 14'01 (4.14m x 4.29m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with bespoke shutters. Wood panel door leading through to walk-in closet. A further wood panelled door leading through to the ensuite bathroom. Wood panelled door leading to the first floor landing.

En-Suite Bathroom

9'03 x 10'03 (2.82m x 3.12m)

Smoothly plastered ceiling with inset lights, Sand stone tiled walls and flooring. Mood lighting to the alcoves and behind the heated mirror. UPVC double glazed window to the rear elevation. Central Bath with double walk through shower. Double vanity wash hand basins, vanity toilet. Wall mounted towel rail. Wood panelled door. Leading through to the master bedroom.

Bedroom Two

10'04 x 13'04 (3.15m x 4.06m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with bespoke fitted shutters. Access to built-in wardrobe. Wooden door leading through to the ensuite shower room. Further wooden door leading through to the first floor landing.

En-Suite Shower Room

4'10 x 9'07 (1.47m x 2.92m)

Smoothly plastered ceiling with inset lights and vent extractor. Ceramic tiled walls and flooring. Wall mounted towel rail. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to bedroom two.

Bedroom Three

10'03 x 15'05 (3.12m x 4.70m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation with far-reaching views of The Vale. A wood panelled door leading through to ensuite shower room. A further wood panelled door leading through to the first floor landing.

En-Suite Shower Room

4'09 x 8'06 (1.45m x 2.59m)

Smoothly plastered ceiling with inset lights, smoothly part plastered walls with vent extractor. Ceramic tiled walls and flooring. Wall mounted towel rail. Vanity wash hand basin. Close coupled toilet. Double shower with thermostatically controlled shower overhead. UPVC double glazed window with obscured glass to the side elevation. Wood panelled door leading through to bedroom three.

SECOND FLOOR

Second Floor Landing

4'11 x 8'11 (1.50m x 2.72m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Wood panelled doors leading to bedrooms four and bedroom five. A further wood panelled door leading to a shower room.

Bedroom Four

9'06 x 17'05 (2.90m x 5.31m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Access to eaves storage. Wood panelled door leading to the second floor landing.

Bedroom Five

9'07 x 11'00 (2.92m x 3.35m)

Smoothly plastered ceiling with Velux window, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Access to eaves storage. Wood panelled door leading to the second floor landing.



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