



## Lakin Drive

Highlight Park, Barry, CF62 8AJ

**£315,000**

An opportunity to acquire a well presented semi detached true bungalow on the highly desirable Highlight Park development in North Barry. Within walking distance of Supermarket, Doctor/Dentist surgeries, Schools and Public Transport.

Accommodation briefly comprises: Porch. Hallway. Kitchen. Lounge. Shower room. Two bedrooms. Conservatory. Low maintenance rear garden with views overlooking Brynhill Golf course.

**VIEWING HIGHLY RECOMMENDED**

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



## ACCOMMODATION

### ENTRANCE

Via UPVC double glazed door leading into:

### PORCH

Obscure UPVC double glazed windows to front and side elevations. Ceramic tiling to floor. UPVC double glazed door with matching side panel leading into:

### HALLWAY

Built in double cupboard providing ample room for storage. Wall mounted alarm panel. Smoke detector. Ceramic tiles to floor.

### KITCHEN

10" x 7'9"

UPVC double glazed window to side elevation. Modern range of wall and base units with laminate worktops over. Composite sink and drainer with mixer tap over. Built in Eye level double oven. Induction four ring hob with extractor hood over. Intergrated upright fridge freezer. Plumbing for washing machine. Tiling to splash back areas. Ceramic tiling to floor.

### LOUNGE

16'2" x 11'9"

UPVC double glazed window to front elevation. Coving to ceiling. Radiator. Television aerial. Fitted carpet.

### REAR HALLWAY

Access to loft space with drop down ladder, part boarded with power and light and housing Combination boiler. Built in airing cupboard. Fitted carpet. Doors to bedrooms and shower room.

### BEDROOM ONE

13'4" to wardrobes x 9'2"

UPVC double glazed window to rear elevation overlooking the garden and Brynhill Golf Course. Coving to ceiling. Built in range of Creft wardrobes providing generous storage space. Radiator. Fitted carpet.

### SHOWER ROOM

6'2" x 6'0"

Obscure UPVC double glazed window to side elevation. Modern white suite comprising: shower cubicle with mixer shower, pedestal wash hand basin and low level w/c. Fully tiled walls. Chrome ladder style radiator/towel heater. Extractor fan. Tiling to floor.

### BEDROOM TWO

10'12" x 9'3"

UPVC double glazed window to rear elevation overlooking the conservatory, garden and Brynhill Golf Course. Coving to ceiling. Wardrobes to remain. Radiator. Fitted carpet. UPVC double glazed door giving access into:

### CONSERVATORY

10'1" x 8'8"

UPVC double glazed windows to all elevations overlooking the garden and Brynhill Golf Course. Radiator. Fitted carpet. UPVC double glazed door leading out to garden.

### REAR GARDEN

Enjoying beautiful views over Brynhill Golf Course. Enclosed within timber fencing. Low maintenance garden laid to patio slabs with ample room for garden furniture. Timber shed to remain. Raised shrub, tree and flower borders. Timber gates to side elevation.

### SIDE ELEVATION

Laid to patio slabs. Outside water tap. Gas and electric meters. Gate leading to front elevation.

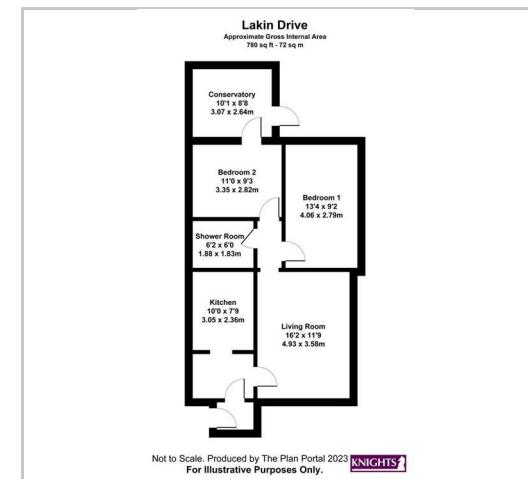
### FRONT

Open plan in keeping with the development. Laid to interlocking blocks providing off road parking for three vehicles. Outside lighting.

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.