

61 Lakin Drive, Barry  
£695,000



## 61 Lakin Drive

Barry, Barry

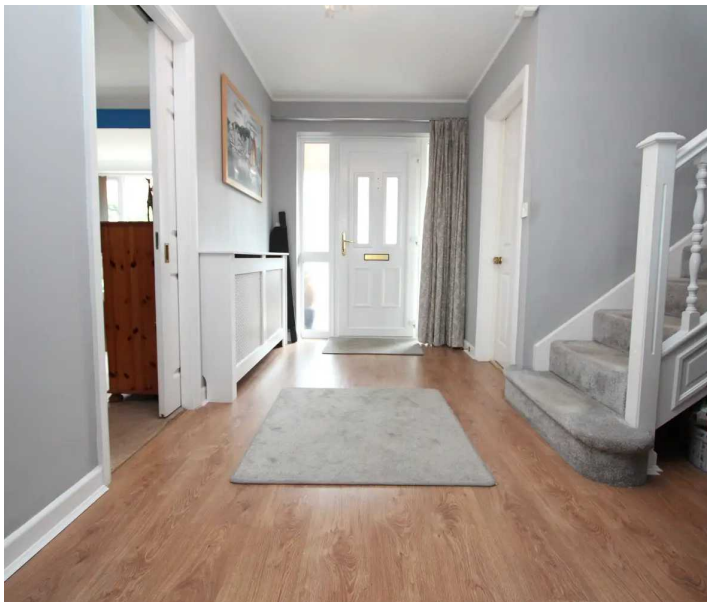
Council Tax band: G

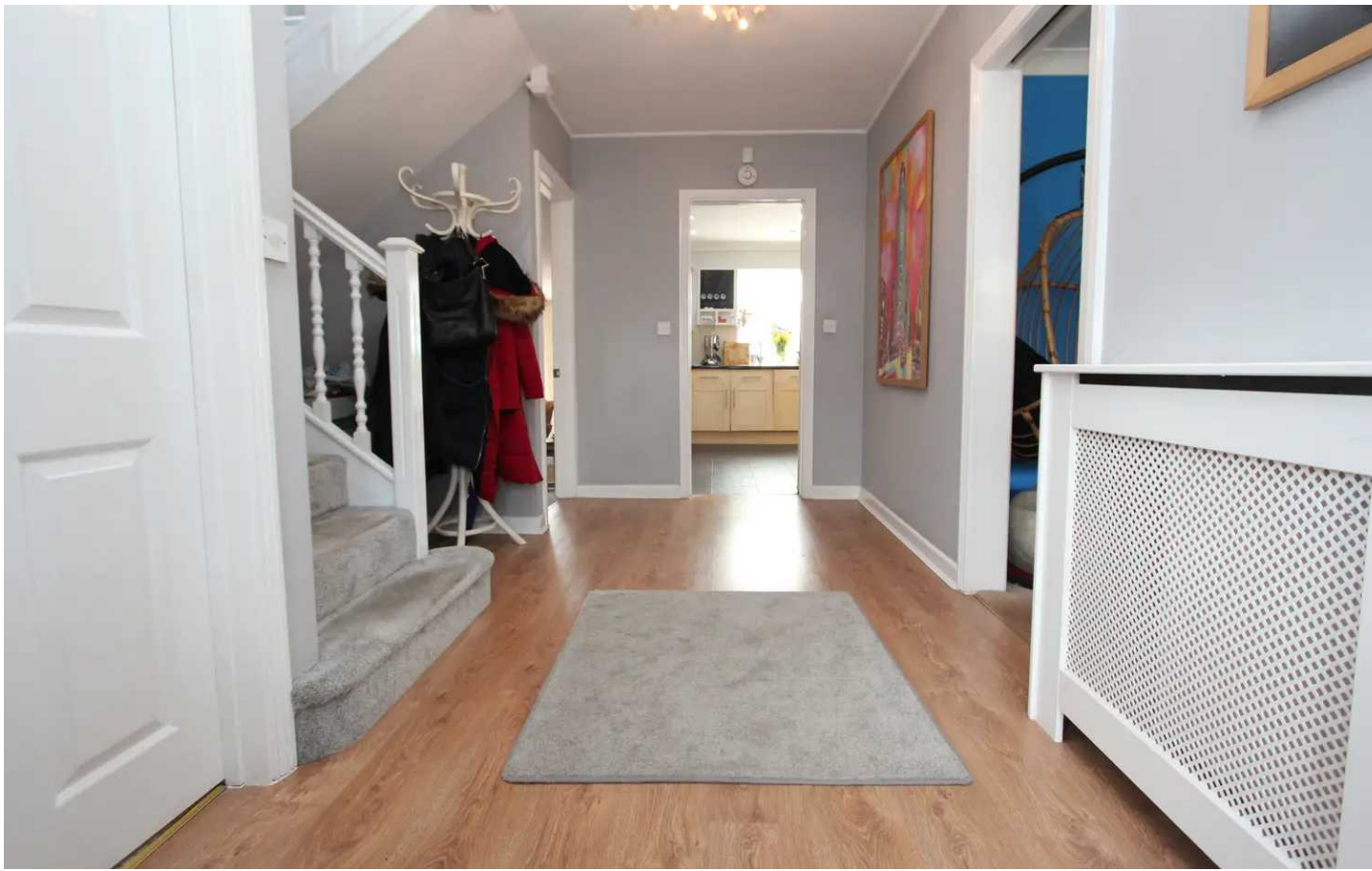
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME WITH OPEN ASPECT FARMLAND VIEWS
- FOUR DOUBLE BEDROOMS - FITTED WARDROBES
- 4 PIECE BATHROOM PLUS EN SUITE AND DRESSING ROOM
- LARGER THAN AVERAGE LOUNGE PLUS A FURTHER RECEPTION ROOM
- FAMILY KITCHEN AND CONSERVATORY
- DRIVEWAY; GARAGE; GOOD SIZE PRIVATE REAR GARDEN
- EPC C69





### **Entrance Hall**

15' 6" x 6' 5" (4.72m x 1.96m)

Accessed via composite front door with matching opaque side panels. A spacious hall with laminate floor and carpeted stairs to the first floor. Radiator. Large under stair recess. Hall gives access to WC cloaks, lounge, kitchen breakfast room and sitting room / office.

### **WC Cloaks**

7' 2" x 5' 1" (2.18m x 1.55m)

White low level WC with button flush and matching, large wash hand basin with mixer tap. Front aspect opaque window. Radiator and tiled floor.

### **Lounge**

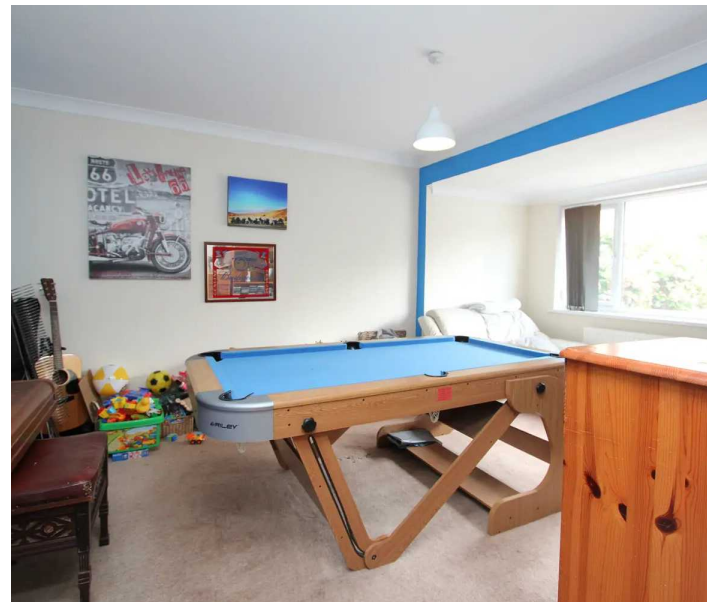
23' 2" x 19' 6" (7.06m x 5.94m)

A larger than average, carpeted lounge with a rear aspect view of the gardens and adjoining fields. Two radiators. Double opening uPVC doors to the garden plus further door to the conservatory.

### **Sitting Room / Games Room / Study**

16' 8" x 11' 9" (5.08m x 3.58m)

A good size second reception room, currently being used as a games room and office. Carpeted with front aspect window. Radiator.



### **Kitchen Breakfast Room**

A spacious kitchen family room offering a wide range of fitted eye level and base units with complementing surfaces over. Inset one and a half bowl sink unit with mixer tap. Free standing Belling Countrychef range with 8 ring gas hob and double oven / grill under. Integrated dishwasher and washing machine plus space for tall fridge freezer and further appliances. Tiled floor and radiator. 20 inset ceiling lights. Open access to the conservatory plus uPVC barn style door to the garden whilst a further internal door leads to a large pantry.

### **Pantry**

12' 4" x 2' 10" (3.76m x 0.86m)

A handy pantry area with plenty of shelving and storage space. Vinyl floor. Wall mounted boiler.



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### Conservatory

13' 11" x 9' 6" (4.24m x 2.90m)

With a laminate floor and polycarbonate roof this conservatory offers views across the garden and adjoining fields. uPVC windows and door to rear garden plus return door to the lounge. Radiator.

### Galleried Landing

15' 2" x 13' 8" (4.62m x 4.17m)

A fantastic gallery landing which is carpeted and gives access to all bedrooms, bathroom and airing cupboard. Two front aspect windows and radiator.

### Bedroom One

14' 11" x 10' 11" (4.55m x 3.33m)

Carpeted double bedroom with rear aspect window offering views. Radiator. Two sets of double opening fitted wardrobes. Door to dressing room / walk in wardrobe.

### Dressing Room / Walk in Wardrobe

10' 0" x 6' 0" (3.05m x 1.83m)

With a tiled floor and loft hatch, this is a great room with hanging space and shelving. Open door access leads to the en suite.

### En Suite

Walk in shower cubicle with thermostatic shower - fixed rainfall style head and separate rinser. WC with button flush plus matching Jack and Jill sinks set into vanity unit. Upright antique style radiator. Window to rear and tiled floor.

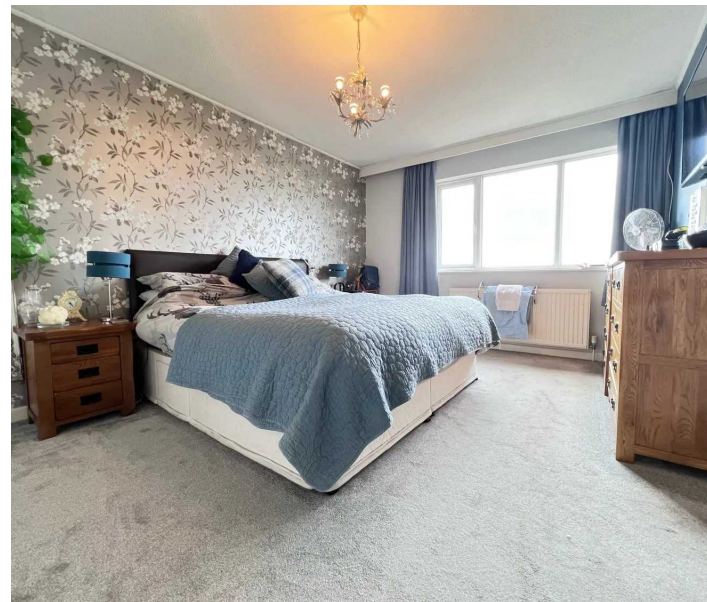
### Bedroom Two

14' 6" x 8' 11" (4.42m x 2.72m)

Carpeted double bedroom with rear aspect window allowing views. Radiator. Two sets of double opening wardrobes.

### Bedroom Three

Carpeted double bedroom with front aspect window





Radiator. Two sets of double opening wardrobes.

### **Bedroom Three**

Carpeted double bedroom with front aspect window and radiator. Two sets of double opening wardrobes.

### **Bedroom Four**

10' 10" x 9' 10" (3.30m x 3.00m)

Carpeted double bedroom with front aspect window and radiator. Fitted wardrobes.

### **Family Bathroom**

A good size bathroom with 4 piece suite comprising panelled bath (with shower attachment off mixer tap), WC with button flush and concealed cistern, wash basin set into vanity unit plus a large shower cubicle - Fixed rainfall style head and separate rinser. Vinyl floor and radiator. Window.





### **FRONT GARDEN**

Low maintenance and with an area of chippings with established shrubs. Gate to side / rear.

### **REAR GARDEN**

A very spacious garden and with a fantastic South Westerly aspect offering views across adjacent fields / farmland. A large patio area with steps lead to a level lawn with established borders (railway sleepers). A further decked section with pergola plus an undercover seating area to the side of the house which also leads to a large side recess with storage options. Power points. Tap.

### **GARAGE**

Single Garage

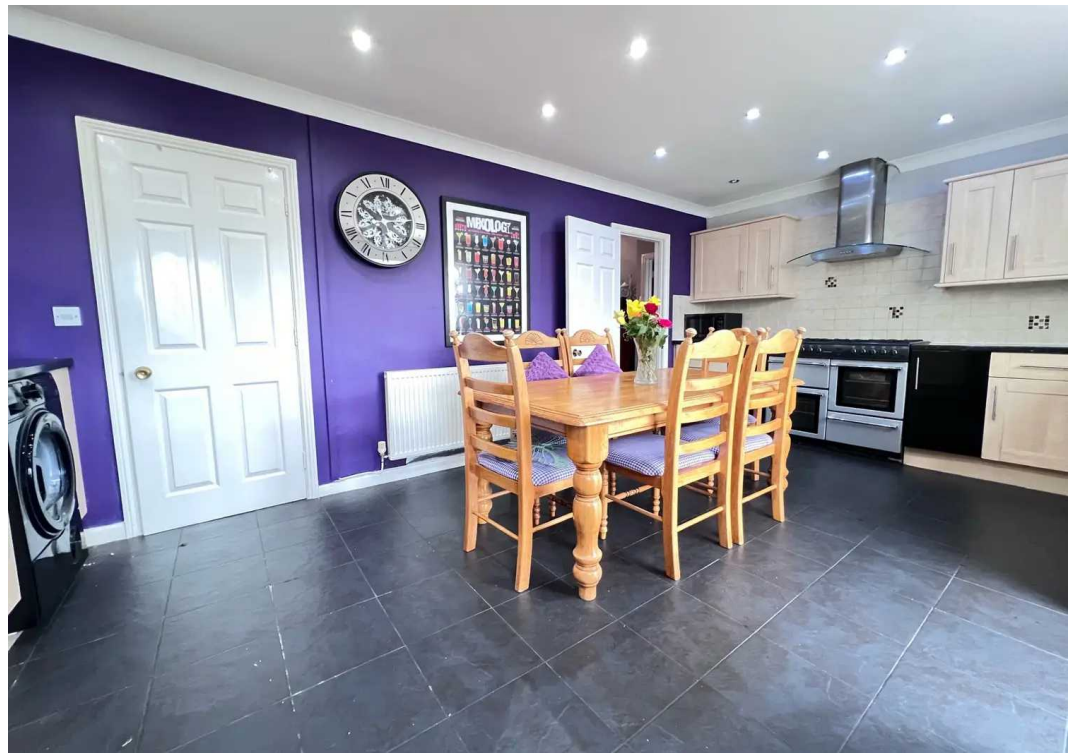
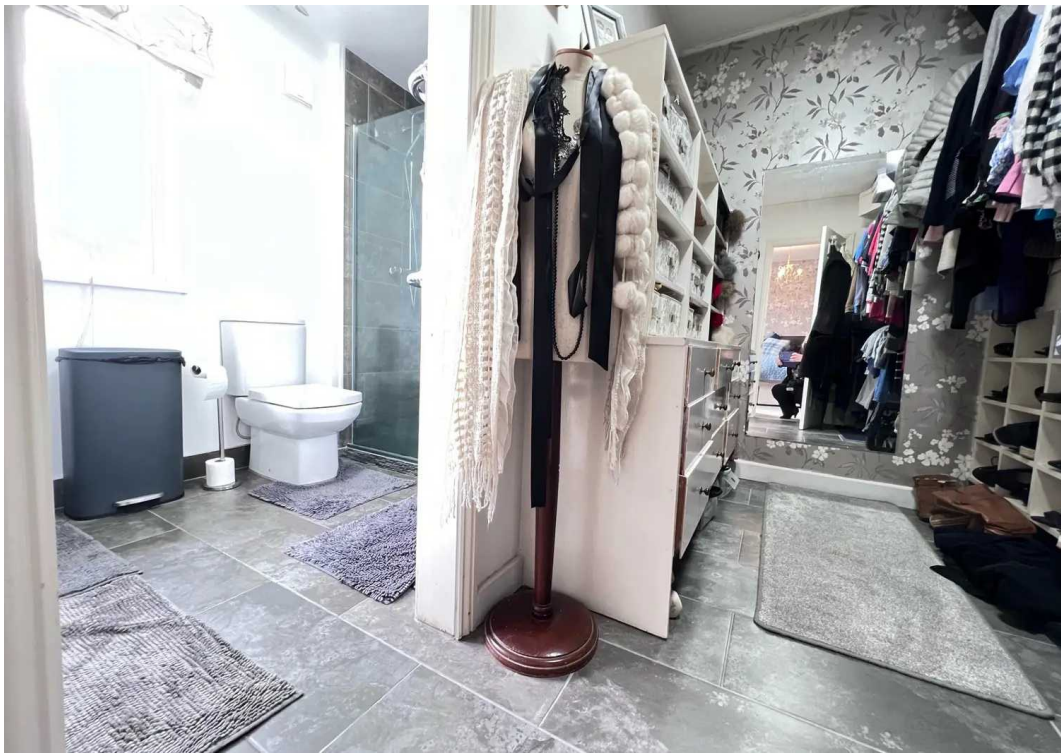
With up and over door.

### **DRIVEWAY**

3 Parking Spaces

Interlocking brick paving allowing off road parking for 2 / 3 cars.





# 61 Lakin Drive

Approximate Gross Internal Area  
2551 sq ft - 237 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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