



Highlawns Highlight Lane, Barry

Barry

In Excess of £600,000





## Highlawns Highlight Lane

Barry, Barry

INVESTMENT OPPORTUNITY! Detached property on large corner plot, end of no through lane. 3 beds, family bathroom, utility, large gardens, potential development opportunity. Viewings highly recommended. Contact 01446 502806 to view.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- IN NEED OF MODERNISATION
- THREE BEDROOMS
- FIVE RECEPTION ROOMS
- DOUBLE GARAGE
- LARGE MATURE GARDENS
- DOUBLE GLAZING
- COMBINATION BOILER
- CORNER PLOT
- NO ONGOING CHAIN
- INVESTMENT OPPORTUNITY







#### Entrance Porch

6' 1" x 2' 6" (1.85m x 0.76m)

Enter through a UPVC door, Window to front elevation.

Glazed panelled door into :-

#### Hallway

12' 6" x 9' 1" (3.81m x 2.77m)

Fitted carpet, radiator. Built in storage cupboard. Window to side. Staircase rising to first floor with fitted carpet and spindled balustrade. Doors into :-

#### Lounge

16' 7" x 12' 6" (5.05m x 3.81m)

Fitted carpet, Stone feature fireplace. Window to front elevation. radiator. Bay window to rear. Coved and textured ceiling.

#### Family Room

16' 7" x 11' 6" (5.05m x 3.51m)

Original Parquet flooring. Radiator. Window to side. Coved & textured ceiling. Archway & obscure window into :-

#### Home Office

7' 4" x 13' 8" (2.24m x 4.17m)

Fitted carpet, windows to both side & rear with vertical blinds. French doors open to rear garden. Open plan into :-

#### Dining Room

7' 2" x 10' 1" (2.18m x 3.07m)

Wooden flooring, Window to rear with vertical blind.

Radiator. Obscure window into Family room. Doorway into :-

#### Breakfast Room

8' 2" x 9' 3" (2.49m x 2.82m)

Wood effect laminate flooring. Radiator. Door into hallway.

Open planned into :-

#### Kitchen

8' 7" x 16' 0" (2.62m x 4.88m)

Wood effect laminate flooring. A range of base & eye level units with complementing work surfaces. Inset sink with mixer tap over. Built in double oven & four ring gas burner hob with extractor fan over. Space for washing machine. Tiling to splash backs. Vaulted flat plastered ceiling with three Velux windows & recessed lighting. Window & door to front elevation. Half glazed door into:





**Utility Room**

7' 10" x 9' 10" (2.39m x 3.00m)

Fitted carpet, Wall mounted wash hand basin. Half glazed with half glazed side panel. Door giving access to rear garden. Wall mounted combination boiler. Panelled door into :-

**Landing**

6' 2" x 9' 2" (1.88m x 2.79m)

Fitted carpet. Window to side. Loft access. Doors into :-

**Bedroom One**

14' 1" x 11' 6" (4.29m x 3.51m)

Fitted carpet, window to rear. Storage into the eaves. Radiator.

**Bedroom Two**

12' 7" x 10' 10" (3.84m x 3.30m)

Fitted carpet, radiator. Window to front.

**Bedroom Three**

9' 6" x 9' 1" (2.90m x 2.77m)

Fitted carpet, Radiator. Textured ceiling.

**Bathroom**

6' 0" x 8' 9" (1.83m x 2.67m)

Ceramic tiled flooring. A three piece suite in white comprising of concealed back WC, wash hand basin inset into a vanity unit and a panelled bath with shower running from mains and glass shower screen over. fully tiled walls. Obscure window to side.

**Garden**

Situation on a larger than average plot with mainly laid to lawn and mature hedge row, Gate leading to rear garden which is mainly laid to lawn and has mature shrubs and planting and a pond. Has the potential as a building plot with planning permission and building regulations to be applied for my new purchasers.



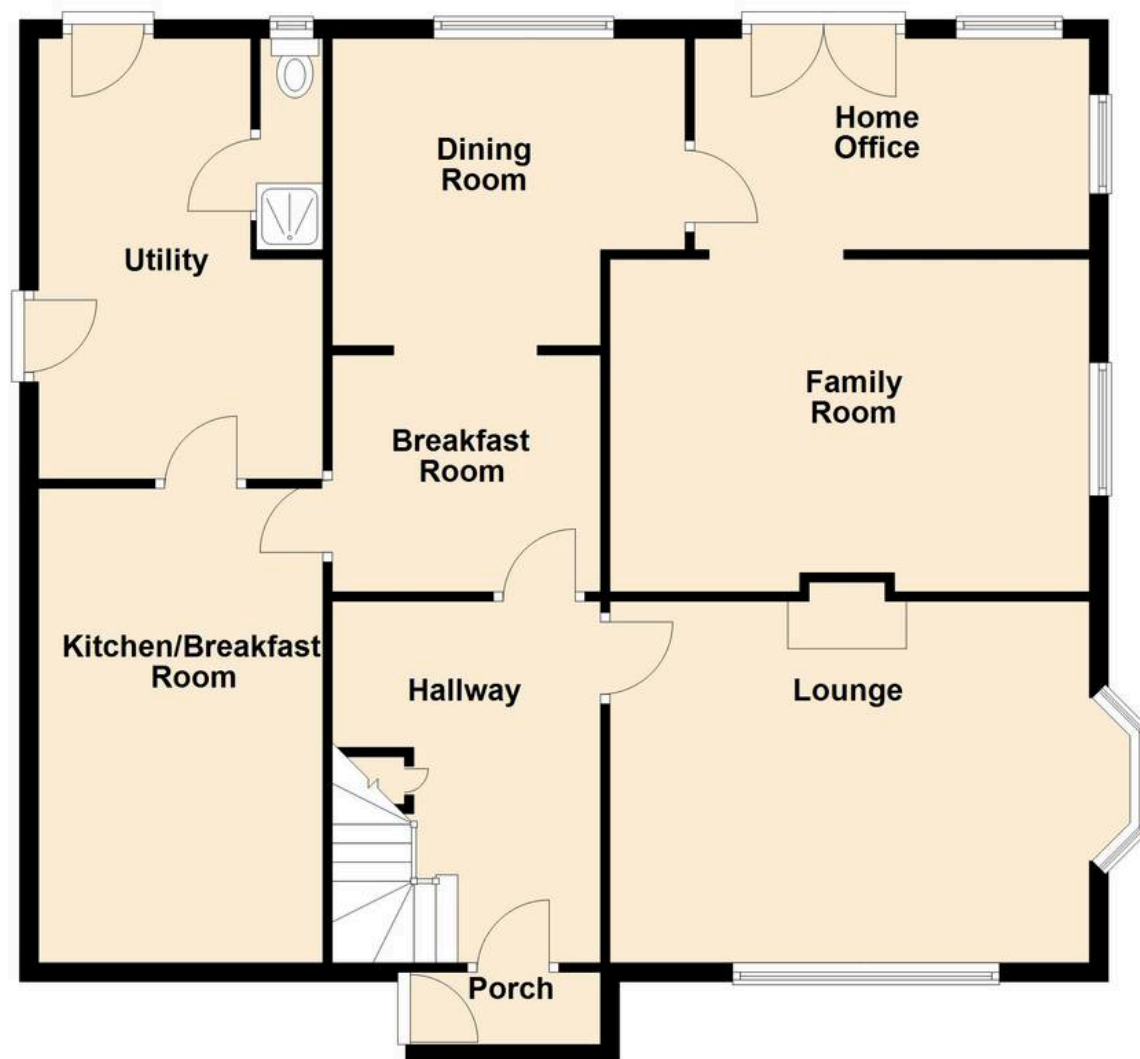






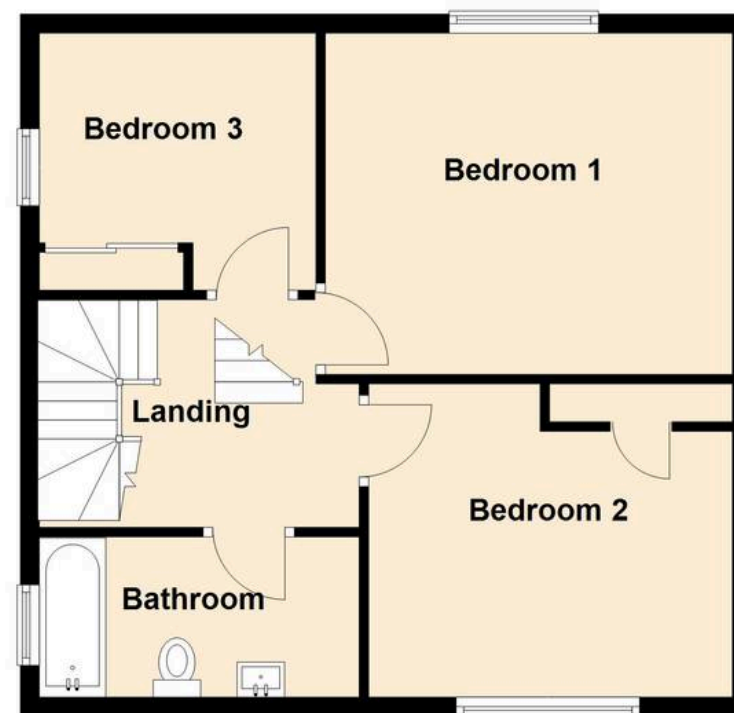
## Ground Floor

Approx. 104.0 sq. metres (1119.7 sq. feet)



## First Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



Total area: approx. 154.9 sq. metres (1667.2 sq. feet)





## Daniel Matthew Estate Agents Barry

14 High Street Barry, Vale of Glamorgan - CF62 7EA

01446502806

[barry@danielmatthew.co.uk](mailto:barry@danielmatthew.co.uk)

[www.danielmatthew.co.uk/](http://www.danielmatthew.co.uk/)

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