

FOR SALE

£650,000 to £675,000 £650,000 Freehold



61 Lakin Drive, Barry, Barry. CF62 8AH

- DETACHED 4x DOUBLE BED FAMILY HOME with SCENIC FARMLAND VIEWS TO REAR
- INVITING ENTRANCE HALL & GRAND GALLERY LANDING
- GREAT SIZE FAMILY LIVING & DINING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM with WALK-IN PANTRY/UTILITY
- SUN/ GARDEN ROOM
- GAMES/ MUSIC ROOM & CLOAKROOM/ DOWNSTAIRS W.C
- MASTER BEDROOM with DRESSING ROOM & EN-SUITE
- 3x FURTHER DOUBLE BEDROOMS with FITTED WARDROBES
- LARGE PRIVATE DRIVEWAY & LARGE GARAGE with PITCHED ROOF
- BEAUTIFUL REAR GARDEN with VIEWS OVER FARMLAND/ FIELDS



PROPERTY DESCRIPTION

*** Guide Price: £650,000 to £675,000 *** LOOK NO FURTHER FOR YOUR FOREVER HOME - A DETACHED & VERY SPACIOUS 4x DOUBLE BED FAMILY HOME - SCENIC VIEWS OF WILDLIFE TO REAR - BEAUTIFUL LANDSCAPED REAR GARDEN with MANY FEATURES, OVERLOOKS FARMLAND/FIELDS - OPEN-PORCH TO INVITING ENTRANCE HALL & FIRST FLOOR GALLERY LANDING - CLOAKROOM/W.C - VERY SPACIOUS FAMILY LIVING & DINING ROOM - GAMES/ MUSIC ROOM - SPACIOUS KITCHEN/BREAKFAST ROOM (Slate Tiled Flooring) with WALK-IN PANTRY/ UTILITY - SUN/ GARDEN ROOM - MASTER BEDROOM with FITTED WARDROBES, DRESSING ROOM & EN-SUITE (farmland/field views), BEDROOM 2 with FITTED WARDROBES (farmland/field views), BEDROOM 3 & 4 with FITTED WARDROBES - 4-PIECE SUITE FAMILY BATH & SHOWER ROOM - LOW-MAINTENANCE FRONT GARDEN - LARGE 'BRICK-PAVED' PRIVATE DRIVEWAY - uPVC D/G WINDOWS & GAS CENTRAL HEATING - NEW ELECTRIC RCD CONSUMER UNIT (Fitted 2 Years Approx.) - TENURE = FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this Detached 4x Bedroom Family Home, comprising in brief; Open Porch to the Inviting Entrance Hall, Cloakroom/Downstairs W.c, Very Large Family Living/Dining Room, Games/ Music Room, Kitchen/Breakfast Room, Pantry/Utility Room, Sun/Garden Room, Staircase to the First Floor Gallery Landing, Master Bedroom with Fitted Wardrobes, Dressing Room, En-Suite & Views Over the Rear Farmland/Fields, Bedroom 2 with Fitted Wardrobes & Views Over the Rear Farmland/Fields, Bedrooms 3 & 4 with Fitted Wardrobes, 4-Piece Family Bathroom Suite. The Outside Front Garden is Low-Maintenance with Stone Chippings, 2x Lockable Side Gates to Access the Rear Garden & Side Enclosure which leads through an External Storage Area & the Beautifully Landscaped Rear Garden. A Large 'Brick-Paved' Private Driveway to the Front Leads into the Large Garage with a Pitched Roof. uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Combi 80e. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.360 VR Tour Link > [mr-homes.co.uk](https://tour.giraffe360.com/lakindrive61ap/EPC Rating = C.Council Tax Band = G.Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links.Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2To submit your offer, please visit: Make an Offer (<a href=)) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Open Porch to Inviting Entrance Hallway
Understair Storage Area

Cloakroom/ Downstairs W.c

Games/ Music Room

Living/ Dining Room

Kitchen/Breakfast Room

Pantry/ Utility Room (NO LOSS OF HEAD
HEIGHT)

Sun/ Garden Room

Gallery Landing - First Floor

Master Bedroom with Fitted Wardrobes /
Dressing Room / En-Suite

Dressing Room with Hatch to Loft
En-Suite

Bedroom 2 with Fitted Wardrobes

Bedroom 3 with Fitted Wardrobes

Bedroom 4 with Fitted Wardrobes

Family Bath & Shower Room

Garage with Pitched Roof

Large Private 'Brick-Paved' Driveway

Front Garden Laid Stone Chippings & Mature
Bush - Lockable Side Gates Access Rear Garden

**Rear Garden - West Facing - Backs onto
Farmland/ Fields**

Sit Down, Relax and Enjoy this Peaceful &
Beautiful Rear Garden. Stone Patio with Steps
Down to the Beautiful Scenic Rear Garden with
Many Features. Roof Covered Seating Area
leading through to a Side Enclosure & a Pergola
Over a Decked Seating Area. Outside Sensor
Lighting & Outside Water Supply.



MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



