

**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



MR HOMES  
SALES & LETTINGS

## 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 > <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 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.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



