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Hawthorns Highlight Lane, Barry CF62 8AA

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Nestled on the desirable Highlight Lane in Barry, this substantial four-bedroom detached bungalow presents an exceptional opportunity for those seeking a blend of comfort and style. The property boasts a sizeable frontage, providing ample space for multiple vehicles, ensuring convenience for both residents and guests alike.

Upon entering, one is greeted by a bespoke interior that has been thoughtfully designed and fully refurbished by the present owner. Each room reflects a commitment to quality and attention to detail, creating a warm and inviting atmosphere throughout the home. The spacious reception room serves as a perfect gathering space, ideal for entertaining or relaxing with family.

The bungalow features four well-proportioned bedrooms, offering plenty of room for family living or accommodating guests. With two modern bathrooms, the property ensures that morning routines and evening unwinding can be done with ease and privacy.

One of the standout features of this home is the expansive rear garden, which not only provides a tranquil outdoor retreat but also presents further potential for those with a vision for landscaping or outdoor activities. Whether you envision a vibrant garden, a play area for children, or a space for summer gatherings, the possibilities are endless.

In summary, this beautifully refurbished detached bungalow on Highlight Lane is a rare find, combining spacious living, modern amenities, and a fantastic outdoor space. It is an ideal choice for families or anyone looking to enjoy a peaceful yet convenient lifestyle in Barry. Do not miss the chance to make this remarkable property your new home.



FRONT

Wrought iron private gates opening to a extensive frontage with established hedges, raised flower borders with mature shrubbery and stone chippings. Tarmac drive way leading to multiple concrete hard stands. Space for multiple vehicles. Front terrace with paved patio and brick built walls. Block paved pathway leading to a composite front door and UPVC double glazed side panel windows opening to the entrance hallway. Gate leading to the rear aspect. Access to garage via up and over door. Power and lighting throughout the garage.

ENTRANCE HALLWAY

28'11 x 10'1 (8.81m x 3.07m)

Plastered ceiling with inset spotlights. Plastered walls. Amtico flooring throughout. Wooden doors to bedrooms, w.c, family bathroom, laundry room and living room. Vertical wall mounted radiators.

LIVING/DINING ROOM

21'6 x 20'0 (6.55m x 6.10m)

Plastered ceiling with inset spotlighting. Plastered walls. Amtico flooring throughout. Vertical modern wall mounted radiators. UPVC double glazed patio doors to the side aspect and French doors to the rear garden. Decorative acoustic panelling to feature wall. Space for large living room and dining room furniture. Opening to kitchen.

KITCHEN

Kitchen comprises of floor to ceiling larder units with fitted 70/30 fridge freezer, fitted Neff electric fan assisted oven and grill. A selection of base units with composite work surfaces and complementary uprisers. Breakfast bar with inset electric induction hob and pendant lighting over. Inset stainless 1 1/2 sink with mixer tap and integrated drainer. Integrated dish washer. UPVC double glazed window to the side aspect. Wall mounted radiator and extractor fan.

LAUNDRY ROOM

7'8 x 7'8 (2.34m x 2.34m)

Plastered ceiling with inset spotlights. Loft access. Plastered walls. Eye level wall mounted units, base units and composite work surfaces over with complementary uprisers surrounding. Wall mounted modern radiator. Plumbing for washing machine. Inset wash hand basin with mixer tap over.

MASTER SUITE

19'4 x 10'8 (5.89m x 3.25m)

Plastered ceiling with inset spotlighting. Plastered walls. Fitted wood flooring. UPVC double glazed window and door to the front terrace area. Fitted wardrobes. Vertical modern radiator. Door opening to en-suite shower room.

EN-SUITE

7'1 x 5'1 (2.16m x 1.55m)

Plastered ceiling with inset spotlighting. Plastered walls. Porcelain tiled flooring. Ceramic splash back tiles surrounding. Floating vanity wash hand basin with ceramic sink and mixer tap over. W.C. Double shower cubicle with glass shower screen and mains operated shower over with twin shower head. Vertical towel rail heater.

BEDROOM TWO

13'11 x 11'3 (4.24m x 3.43m)

Plastered ceiling with inset spotlights. Plastered walls. Wood flooring. Fitted wardrobes. UPVC double glazed window and door to the front terrace area. Vertical modern radiator.

BEDROOM THREE

13'3 x 10'0 (4.04m x 3.05m)

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring. UPVC double glazed window to the side aspect. Modern vertical radiator.

BEDROOM FOUR

10'1 x 10'1 (3.07m x 3.07m)

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring. UPVC double glazed window to the side aspect. Modern vertical radiator.

W.C

6'6 x 2'11 (1.98m x 0.89m)

Plastered ceiling with inset spotlights. Plastered walls. Porcelain tiled flooring. UPVC double glazed opaque glass window to the side aspect. Enclosed cistern w.c. Wall mounted ceramic wash hand basin with mixer tap. Vertical towel rail heater.

FAMILY BATHROOM

7'10 x 8'7 (2.39m x 2.62m)

Plastered ceiling with inset spotlights. Plastered walls with splash back tiles surrounding. Porcelain tiled flooring. UPVC double glazed opaque glass window to the side aspect. Bathroom comprises of free standing bath with floor mounted matt black mixer tap and shower attachment over. Shower cubicle with matt black twin head shower over. Bi-folding glass shower screen. Floating vanity wash hand basin with ceramic sink and matt black mixer tap over. Enclosed cistern w.c. Vertical towel rail heater. Extractor fan.

REAR GARDEN

A substantial plot with spacious laid to lawn areas, block paved patio areas and raised floor beds with mature shrubbery surrounding. A further garden area with stone chipping, potential for a self build annex, subject to the use planning consent. Side access to the front aspect and to the garage.

COUNCIL TAX

Council tax band G.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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