



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



16 Lakin Drive, Barry CF62 8AH £210,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Situated in the sought-after Highlight Park area of Barry, this charming semi-detached house on Lakin Drive offers two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed by an inviting entrance porch that leads into a bright living room, ideal for relaxation or entertaining guests. The well-appointed kitchen/breakfast area provides a functional space for culinary pursuits, while a convenient w.c cloakroom adds to the practicality of the ground floor.

Venture upstairs to discover two generously sized double bedrooms, each offering ample natural light and storage options. The family bathroom is thoughtfully designed to cater to your daily needs.

Outside, the property boasts an enclosed rear garden, featuring a tiered layout with a paved patio area, perfect for al fresco dining amidst the established shrubbery. The front of the house is equally appealing, with a driveway that accommodates parking for two vehicles, complemented by decorative chippings and side access to the rear garden.

This home is ideally located close to a local supermarket, primary and comprehensive schools, and public transport links, making it a practical choice for everyday living. With its desirable location, this semi-detached house on Lakin Drive is a wonderful opportunity not to be missed.

Agents Note.. The property is currently leasehold. Freehold upon completion.



FRONT

Enclosed front garden. Driveway. Laid decorative chippings. Steps ascending to a UPVC double glazed front door. Side access to rear garden.

Entrance Porch

3'04 x 3'09 (1.02m x 1.14m)

Textured ceiling, papered walls. Fitted carpet flooring. UPVC double glazed front door. Wood framed glazed door leading to the living room.

Living Room

11'10 x 15'09 (3.61m x 4.80m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Gas-fire. UPVC double glazed window to the front elevation. Wood panelled door leading through to the kitchen / breakfast.

Kitchen / Breakfast

8'11 x 11'10 (2.72m x 3.61m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for fridge / freezer, space for gas cooker, space for washing machine. Wood framed door with glazed insert. Wood framed door with glazed insert leading to the rear lobby. Wood panelled door leading through to the living room.

Rear Lobby

2'09 x 4'11 (0.84m x 1.50m)

Smoothly plastered ceiling with loft hatch, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed patio door with obscured glass insert leading to the rear garden. Wood panelled door leading to a W.C. cloakroom.

W.C Cloakroom

4'04 x 7'06 (1.32m x 2.29m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Close coupled toilet. Wall mounted sink. Porcelain tiled splashback's. Wood panelled door leading to the rear lobby.

FIRST FLOOR

First Floor Landing

2'08 x 6'09 (0.81m x 2.06m)

Textured ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family shower room.

Bedroom One

8'11 x 11'10 (2.72m x 3.61m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the first floor landing.

Bedroom Two

8'09 x 11'10 (2.67m x 3.61m)

Textured ceiling, papered walls, fitted carpet flooring. Wall mentored radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Family Shower Room

4'07 x 8'10 (1.40m x 2.69m)

Textured ceiling, Papered walls. Porcelain tiled splashback's. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side. Close coupled toilet. Wall mounted pedestal wash hand basin. Double shower with electric shower overhead. Cupboard leading to wall mounted combination boiler. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear tiered garden. Paved pathway with steps ascending to a paved patio area. Planted established shrubbery. UPVC double glazed door leading to the rear lobby. Side access to front.

COUNCIL TAX

Council tax band C

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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