

4 2 2

Grayton Cottage Highlight Lane, Barry

offers over £625,000

peter alan

01446 733224
barry@peteralan.co.uk



peter

About the property

4 BEDROOM DETACHED DORMA-BUNGALOW - HIGHLIGHT LANE - WHITMORE HIGH SCHOOL CATCHMENT - FAMILY HOME - MULTI-GENERATIONAL LIVING.

A charming and spacious 4 bedroom Dorma-bungalow set on a substantial plot in on of Barry's most desirable semi-rural locations.

Grayton Cottage offers versatile family accommodation, generous gardens and a peaceful setting, all within easy reach of local amenities, schools (Whitmore High School Catchment), transport links and the beautiful surrounding countryside.

Accommodation briefly comprises of lounge, dining room, kitchen, conservatory, shower room, three bedrooms to ground floor, spacious 1st floor landing utilised as a study area, dressing room, bathroom, master bedroom with patio doors overlooking the rear garden and countryside views.

Set on a large, well-maintained plot, the rear garden is a stand out feature with extensive lawn areas, mature apple trees, shrubs and established planting. Detached garage with power. Plenty of space for outdoor entertaining, family use or further potential (subject to planning).

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money

Accommodation

Entrance Hallway

Bedroom Two

13' 9" x 11' 8" (4.19m x 3.56m)
Fitted carpet with windows to front and side overlooking garden.

Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m)
Fitted carpet with window to side, fitted cupboard for plently of storgage space.

Bedroom Four

11' 9" x 11' 1" (3.58m x 3.38m)
Fitted carpet with a front-facing window overlooking the garden.

Shower Room

Tiled floors and walls, shower cubicle, wash hand basin, W.C.

Lounge

22' 9" x 11' 3" (6.93m x 3.43m)
Larger than average lounge with fitted carpet, fireplace, windows to side and rear with access to conservatory.

Dining Room

11' 8" x 10' 5" (3.56m x 3.17m)
Wood block flooring with window to side, double doors open to kitchen.

Kitchen

13' 3" x 12' 7" (4.04m x 3.84m)
Matching wall and base cupboards with complimentary worktops. Space for appliances, window to side, laminate

Internal











effect vinyl flooring, doors leading to conservatory.

Conservatory

17' 2" x 10' 8" (5.23m x 3.25m)
Large conservatory with tiled flooring and windows overlooking the garden. Access from lounge and kitchen.

Study/Home Office

Expansive landing offering versatile use as a study/home office, enjoying views over the garden.

Dressing Room

Front Garden

Larger than average front garden with brick in-and-out driveway, established shrubs and flower beds, including a central raised feature bed.

Rear Garden

A generous and private rear garden with established trees and shrubs, patio seating areas, shed, greenhouse and side access to front both side of the house.

Garage















01446 733224
barry@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

pa peter alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

The Property Ombudsman

naea | propertymark PROTECTED