



77 College Road

Barry, CF62 8HR

Price £325,000

HARRIS & BIRT



An excellent opportunity to purchase this three bedroom semi-detached property in a central location in Barry. The sizable accommodation briefly comprises; entrance hallway, sitting room, living room, kitchen/dining room, utility room and shower room to the ground floor, with the first floor comprising three bedrooms and family bathroom. The property is set back from the pavement with a good front garden laid predominately to lawn with raised decking area. To the rear of the property is a private patio terrace. The property also benefits from off road parking for two cars.

The property is situated within a popular spot in Barry offering excellent primary and secondary school catchment. Close proximity to local amenities including Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff and the rural Vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.



Accommodation

Ground Floor

Entrance Hallway 7' x 9'6" (2.13m x 2.90m)

The property is entered via UPVC front door with inset frosted panel. Tiled flooring. Papered walls. Papered and coved ceiling. UPVC window to front. Pendant ceiling light. Carpet stairs lead up to first floor landing.

Sitting Room 14'1" x 9'6" (4.29m x 2.90m)

UPVC bay window overlooking front garden. Carpet flooring. Skimmed walls. Papered and coved ceiling. Pendant ceiling light. Fitted radiator. Solid wood doors.

Living Room 13'8" x 11'4" (4.17m x 3.45m)

Laminate wood effect flooring. Skimmed walls. Papered and coved ceiling. Pendant ceiling light. Radiator. Wood burning stove set on raised hearth.

Kitchen/Dining Room 26'1" x 11'2" (7.95m x 3.40m)

Fitted kitchen with a combination of wall and base units. Laminate wood effect work surface. Ceramic 1.5 sink and drainer with hot and cold mixer tap. Integrated electric oven. Integrated microwave. Gas hob with extractor over. Integrated dishwasher. Integrated fridge. Tiled splash backs. Mosaic tiled flooring. Skimmed walls and ceiling. Ceiling spotlights. Coving. Pendant ceiling light over island. UPVC double glazed door leading out to side. Radiator. Door to utility room. Dining Room comprises; inset ceiling spotlights. Access to rear garden via UPVC glazed French doors.

Utility Room 7'5" x 6'8" (2.26m x 2.03m)

Space for fridge/ freezer. Space for washing machine. Wood effect laminate work surface. Mosaic tiled flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Boiler housed to wall. UPVC window to side. Door to shower room.

Shower Room

Three piece suite comprising large walk in shower cubicle with rainfall shower head and shower head attachment with glass shower screen. Low level WC and wash hand basin set in base unit. Tiled floor. Part tiled walls. Further skimmed walls and ceiling. Ceiling spotlight. Obscure glazed window to side.

First Floor

Landing

Carpet stairs from entrance hallway to first floor landing. Papered walls. Pendant ceiling light. Leads to all first floor rooms.

Primary Bedroom 15'2" x 11'11" (4.62m x 3.63m)

UPVC bay front window. Carpet Flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator.

Bedroom Two 15'2" x 12'8" (4.62m x 3.86m)

UPVC window to rear. Carpet Flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator.

Bedroom Three 12'5" x 9'4" (3.78m x 2.84m)

UPVC window to rear. Carpet Flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator.

Wet Room

Three piece suite comprising low level dual flush WC.

Pedestal wash hand basin with hot and cold tap. Electric shower with shower fitment. Partly papered and tiled walls. Chipboard tiled effect ceiling. Obscure glazed window to front. Pendant ceiling light. Extractor fan. Radiator.

Outside

Gravel laid driveway offering off street parking. Fenced boundaries to front. Mature trees and shrubbery offering privacy. Concrete laid pathway leading to front door. Raised decked area great for entertaining. Wooden shed / log storage. Front garden laid to lawn. Concrete paving slabs to rear garden. Decorative raised bed. Feather edged fencing to all sides. Low maintenance. Outside tap.

Services

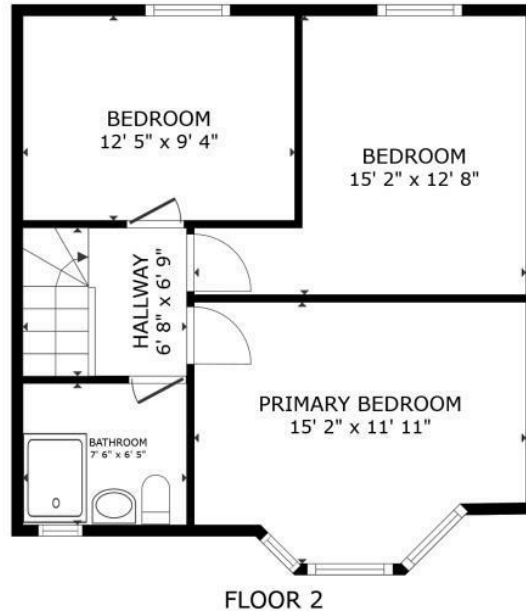
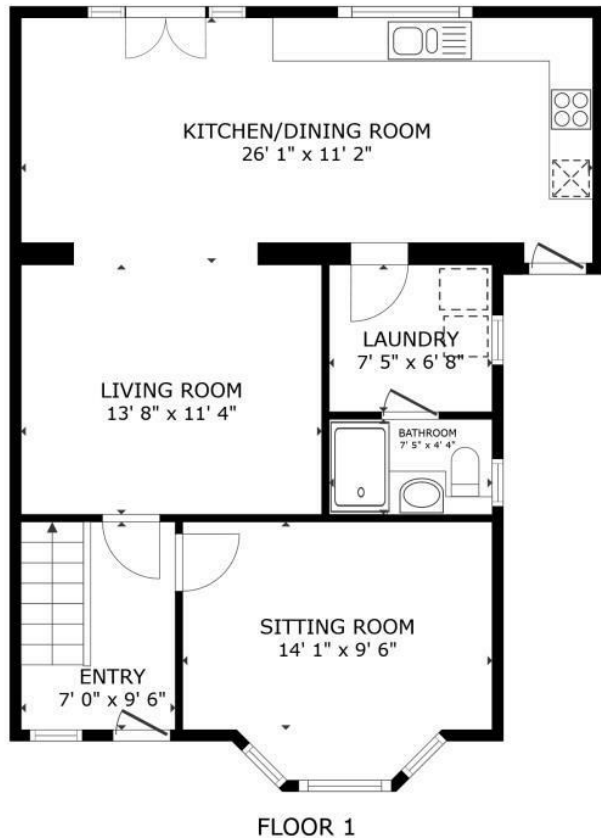
The property is serviced by mains water, electricity, gas and drainage.

Directions

From our offices at 65 High Street, Cowbridge take the main A48 road heading towards Cardiff. Between the villages of Bonvilston and St Nicholas at the traffic lights turn right onto Five Mile Lane. At the roundabout at Weycock Cross take the first exit onto Port Road West. At the next roundabout take the second exit onto Pontypridd Road. Continue on this road to the roundabout and take the first exit onto Jenner Road. At the end of the straight turn right onto College Road. Follow the road down and number 77 will be on your right hand side.

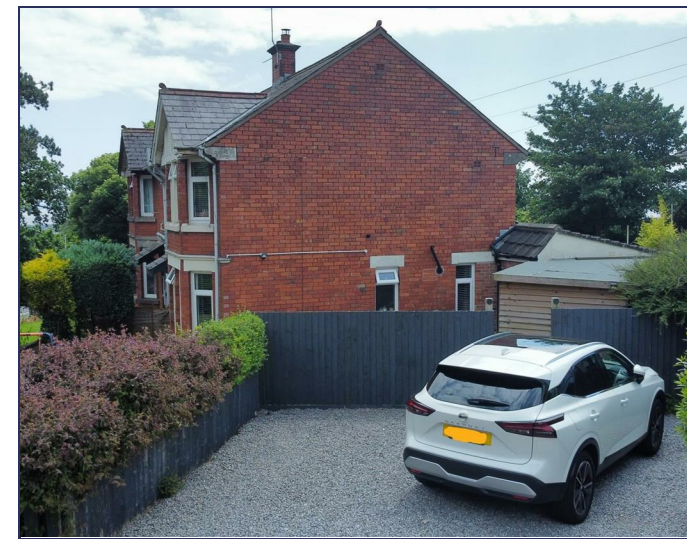






HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 762 sq.ft. FLOOR 2 539 sq.ft.
TOTAL : 1,301 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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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	75

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	58



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