



COLCOT ROAD
BARRY CF62 8UJ

ASKING PRICE OF
£290,000



SEMI-DETACHED HOUSE



3



1



1



2

*** NEW *** MGY are delighted to offer to the market this very well presented three bedroom semi detached property with scope to extend (subject to usual planning permission etc). Located on the very popular Colcot Road and with great links into Cardiff and the M4. The property briefly comprises entrance hallway, lounge, open plan kitchen/diner and to the first floor are three good sized bedrooms and a family bathroom. Outside there is a spacious front garden with a driveway. To the side is access to the rear. To the rear is a generous garden laid to paved patio and lawn. Early viewing is encouraged to appreciate.

DISCRIPTION

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LOCATION

Within walking distance to Barry town centre, close proximity of train and bus stations offering easy links into Cardiff City Centre, schools and a wide selection of shops.

ENTRANCE HALL

Entered via composite front door. Laminate flooring. Radiator. Understairs office area with built in desk, storage and shelves. Carpeted stairs rising to the first floor. Doors to ground floor rooms.

LOUNGE

14' 4" x 9' 11" (4.39m x 3.03m)
Double glazed window to the front. Radiator. Continuation of flooring.

KITCHEN/DINER

20' 5" x 13' 8" (6.23m x 4.17m)
Dining Area: Double glazed French doors to the rear providing access to the garden. Tile flooring. Space for

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 927 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

dining table and chairs and American style fridge/freezer. Radiator. Storage cupboard. Open to:
Kitchen Area: Modern fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for two appliances. Four burner electric hob with oven and extractor. Double glazed window to the side. Breakfast bar of similar finish to work surfaces. Ceramic tile flooring and splash back.

FIRST FLOOR ACCOMMODATION

Carpeted stairs rising to the first floor. Double glazed window to the side. Access to loft space. Doors to all first floor rooms.

BEDROOM ONE

14' 1" x 9' 3" (4.31m x 2.82m)
Main double bedroom with two double glazed windows to the front. Radiator. Fitted carpet. Four double fitted wardrobes.

BEDROOM TWO

14' 4" x 9' 4" (4.39m x 2.87m)
Double glazed window to the front. Radiator. Fitted carpet.

BEDROOM THREE

11' 2" x 9' 7" (3.42m x 2.93m)
Double glazed window to the rear overlooking the garden. Radiator. Fitted carpet.

BATHROOM

Attractive bathroom suite to comprise closed cistern w.c, wash hand basin with vanity and p shaped bath with shower over. Double glazed opaque window to the rear. Under floor heating.

OUTSIDE

To the front is a good size garden laid to lawn and a driveway providing off road parking.
To the side provides access to the rear garden and scope for an extension subject to usual planning permission etc.
To the rear offers a generous garden laid to laving and lawn. Shed to remain.

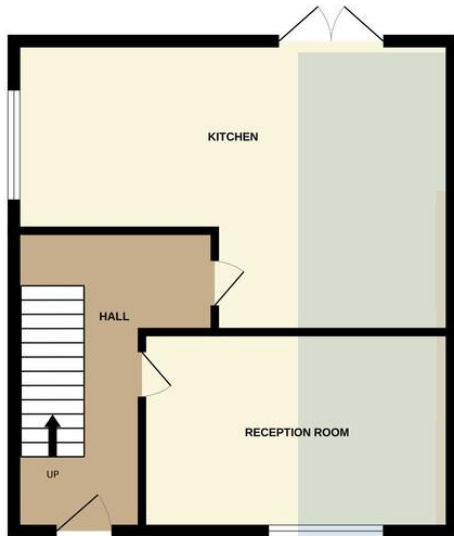


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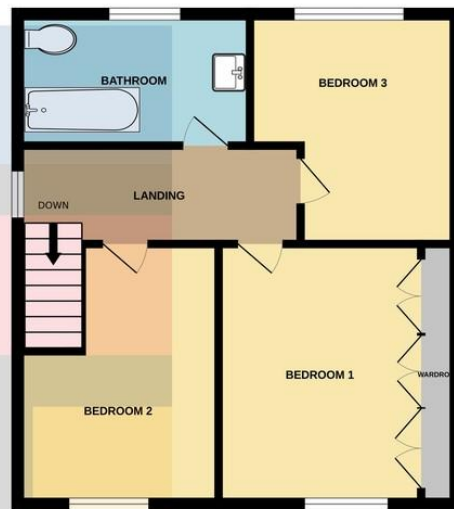


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GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		

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