



COLCOT ROAD

BARRY

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,C F 62 8U H

£375,000 - FREEHOLD

 2 Bed

 1 Bath

 0.00 sq ft

Welcome to this charming detached bungalow on Colcot Road in Barry! This property boasts a fantastic potential with its spacious layout, offering three reception rooms that can be transformed into multiple living areas to suit your needs.

Currently configured as a one-bedroom home, this bungalow has the exciting potential to be converted into a three-bedroom residence, providing ample space for a growing family or accommodating guests. The extensive plot on which the property sits offers plenty of room for extension, subject to obtaining the necessary planning permissions.

Although in need of some updating, this property presents a wonderful opportunity for those looking to put their own stamp on a home and create a space that truly reflects their style and preferences. With its desirable location and scope for improvement, this bungalow is a blank canvas waiting for the right buyer to unlock its full potential.

Don't miss out on the chance to own a property with such versatility and scope for personalisation. Contact us today to arrange a viewing and envision the possibilities that this delightful bungalow on Colcot Road has to offer.

ENTRANCE
Via door with stained glass panel leading into;

HALLWAY
Access to loft space. Picture rail. Fitted carpet. Doors off to all rooms.

LIVING ROOM
24'5" x 16'11" (12'1" x 12'11" (11'11")
UPVC double glazed windows to the side and front elevation, large bay window to the front elevation also. Picture rail. Two radiators. Fitted carpet.

KITCHEN
11'11" x 10'5"
Double glazed obscure window to the side elevation. Range of wall and base units with work surfaces over. Stainless steel sink and double drainer with mixer tap over. Double eye-level oven and four ring hob. Wall mounted boiler. Ample space and plumbing for dishwasher and fridge/freezer. Tiling to floor. Serving and door into;

RECEPTION ROOM
22'5" x 9'6"
UPVC double glazed obscure window to the side and picture window to the rear. UPVC double glazed sliding door and standard door to the rear, overlooking and leading to the rear garden. UPVC door with obscure glass panel to the side elevation giving access onto the driveway. Ample space and plumbing for white goods. Two radiators. Tiling to floor.

DINING ROOM
11'11" x 10'2"
Picture rail. Radiator. Fitted carpet. Open to reception room.

BEDROOM ONE
11'7" x 9'10" to wardrobes
UPVC double glazed window to the side elevation. Picture rail. Range of built in wardrobes with sliding mirror doors. Radiator. Fitted carpet.

SHOWER ROOM
7'8" x 6'5"
UPVC double glazed obscure window to the side elevation. Coving to ceiling. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with mixer tap over and shower cubicle with wall mounted mixer shower. Tiling to splash back areas. Radiator. Vinyl flooring.

UTILITY ROOM
7'11" x 4'2"
UPVC double glazed obscure window to the side elevation. Tile effect flooring.

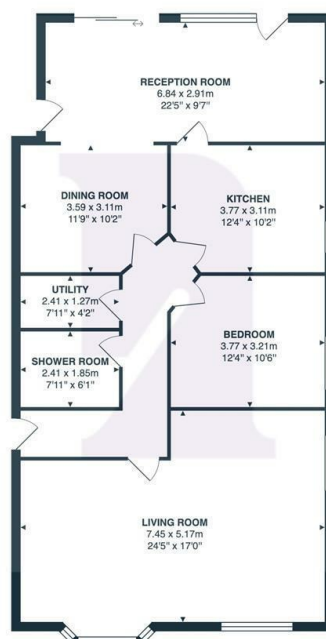
GARDENS
Impressive gardens with large lawn area to front and rear. Mature trees and shrubs. Patio area. Timber gate to the side giving access to the front elevation. Driveway providing off road parking for multiple vehicles.

GARAGE
Access via up and over door to the front elevation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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	



Colcot Road, Barry, CF62 8UH
All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS