



HERBERT R THOMAS

53

hrt
herbert r thomas
hrt.uk.com

53 Colcot Road
Barry, The Vale Of
Glamorgan, CF62 8HL

53 Colcot Road

Asking price **£525,000**

A truly impressive Edwardian semi-detached family home of generous proportions with private driveway, garage and 150ft long westerly facing rear garden.

Impressive Edwardian traditional home built circa 1906

Many original features still present

Generous proportions throughout

5 bedrooms, 3 reception rooms plus kitchen/diner, 2 bathrooms (1 en-suite), utility room, WC

Detached garage and driveway parking

150ft long westerly facing landscaped rear garden

Well located with schools, (Whitmore high school catchment) shops and local transport links accessible





A truly impressive Edwardian semi-detached family home of generous proportions with private driveway, garage and 150ft long westerly facing rear garden.

Wooden double doors with glass insert over opening to ENTRANCE PORCH, (5' x 3'5") original tiled floor, pendant light with stain glass, timber door flanked by matching tulip design glass opening to INNER HALL, (4'11" x 13'), tiled floor, pendant ceiling light, wide stairs rising to the first floor and further rooms accessible. Bay fronted SITTING ROOM, (14'4" x 16'11"), fitted carpet, pendant ceiling light, tiled gas fireplace with timber surround and sash windows to the front. Rear LIVING ROOM, (12'11" x 13'9"), fitted carpet, pendant ceiling light, inset wood burner with top half window to the side and bi-fold doors directly opening to the rear garden. Open plan KITCHEN/LIVING/DINING ROOM, (12'2" max by 30'1" max) sitting area, (13'9" x 10'1") exposed timber floor, central ceiling light with inset wood burner, tiled hearth, windows to the front garden. Wide opening through to kitchen/diner, (18'5" x 12'), slate tiled floor, 'Shaker' wall and

base units with pendant ceiling light, Belfast double sink, integrated dishwasher, Range master double oven with gas hob over, fridge/freezer (to be negotiated), window to rear and pantry store accessible just off. Stepping down to UTILITY/BOOT ROOM, (10'4" x 9'1"), slate floor from kitchen continues, integrated units with additional sink, plumbing provision for white goods, ceiling light, frosted side door and internal door opening to WC, (5'1" x 8'9"), ceramic floor, pendant ceiling light, traditional style pedestal wash hand basin with independent hot and cold taps, WC with chain flush, dual aspect with frosted window to the side and additional to the rear.

Split level first floor LANDING, (6'11" max x 24'), fully carpeted, pendant ceiling light with sizable airing cupboard and attic hatch, accessible glass window with elevated views to the rear garden. Bay fronted PRINCIPAL BEDROOM, (14'5" x 16'10"), fitted carpet, pendant ceiling light, large bay fronted window with sash windows. BEDROOM TWO, (14'7" x 14'11"), fitted carpet, pendant ceiling light with two sash windows with

elevated views to the driveway. BEDROOM THREE, (13'1" x 11'11"), exposed floorboards, central ceiling light with two windows overlooking the garden and partial coastal views to the Bristol channel. BEDROOM FOUR, (14'2" x 9'6") fitted carpet, pendant ceiling light with window to the back. BEDROOM FIVE, (currently an office/studio), (12'2" x 8'7"), timber effect floor, LED spotlights to ceiling, pedestal wash basin and window with pleasant views to the garden. SHOWER ROOM, (5'5" x 5'7"), timber effect floor continues, plastic panel walls with spotlights and extractor to ceiling, wall mounted basin with WC and corner shower enclosure (mains fed). Please note bedroom and en-suite benefit from underfloor heating. FAMILY BATHROOM, (10'6" x 5'1"), ceramic floor, heritage style suite comprising WC, pedestal wash basin, chrome heated towel rail, Jacuzzi bath with mains shower over, frosted window to the side.

To the front of the property lays an open pillared entrance leading to a block paviour driveway extending to the front and side with well kept stock borders and hedging. The side drive extends to the garage. Detached SINGLE GARAGE, (16'7" x 8'5") level concrete floor, power and lighting present, window to rear elevation, frosted door to side opening to rear and manually operated up and over door. Gated access opens to the south westerly facing rear garden and approximately 150 ft long. A paved terrace with hot tub lead onwards to a well kept lawn with defined curved and sweeping borders, wild flowers, deck seating area and onwards to a post rail enclosed kitchen garden with defined and planted beds and established fruit trees. Shed and greenhouse to remain.

GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.

1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA: 2015 sq.ft. (187.2 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.
Made with Metropix ©2024





Directions

From our Cowbridge offices travel in an Easterly direction up the High Street and through the traffic lights filtering onto the A48, heading towards Cardiff. Drive through Bonvilston. At the five mile lane turn right at the traffic lights onto the A4226. At the roundabout take the first exit onto Port Road. At the next roundabout take the 2nd exit onto Colcot Road where No. 53 will be found on your right hand side.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band G
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

