

184 Colcot Road

Barry, Barry

EXTENDED SEMI DETACHED - This well presented family home is located on this popular road and boasts a good size rear garden as well as off road parking for 3 cars.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN BREAKFAST ROOM
- LARGE DRIVE & LARGE REAR GARDEN
- EPC tbc





Entrance Porch

Carpeted porch with side aspect window. Wooden glazed door to hall.

Hallway

Carpeted and with stairs to first floor. Internal doors to lounge and second reception room,

Second reception

15' 10" x 8' 5" (4.83m x 2.57m)

Carpeted reception room with uPVC double opening doors to the front. Fitted high gloss units. Radiator. Internal door to kitchen breakfast room.

Living Room

13' 6" x 13' 5" (4.11m x 4.09m)

Carpeted lounge with front aspect window. Stone fireplace with marble hearth and inset gas fire. Radiator. Door to kitchen.

Kitchen

11' 2" x 9' 2" (3.40m x 2.79m)

Fitted with a wide range of eye level and base units (soft closure) in high gloss and with complementing work surfaces over. Inset sink unit with adjustable rinser tap. Stand alone Rangemaster 6 ring gas hob, with oven under and cooker hood over. Space and plumbing for further appliances as required. Wall mounted boiler. Tiled effect laminate floor. Archway to breakfast area. uPVC window to rear and internal door to bathroom and deep storage cupboard.

Breakfast / Dining Area

11' 0" x 9' 2" (3.35m x 2.79m)

Continuation of the floor. Space for family table and chairs. Double opening doors onto the rear garden. Radiator. Return door to second reception room.

Bathroom

9' 1" x 4' 10" (2.77m x 1.47m)

Modern suite in white comprising bath with shower attachment off mixer, WC with button flush and matching wash basin. Tiled walls and floor. Upright heated towel rail. Opaque window to rear.





attachment off mixer, WC with button flush and matching wash basin. Tiled walls and floor. Upright heated towel rail. Opaque window to rear.

Landing

Carpeted with side aspect window. Loft hatch. Doors to three bedrooms.

Bedroom One

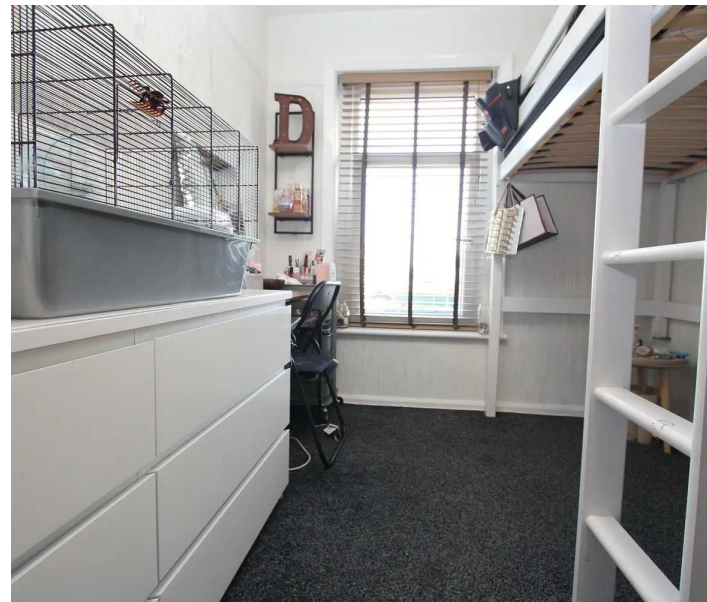
Carpeted double bedroom with front aspect window and radiator.

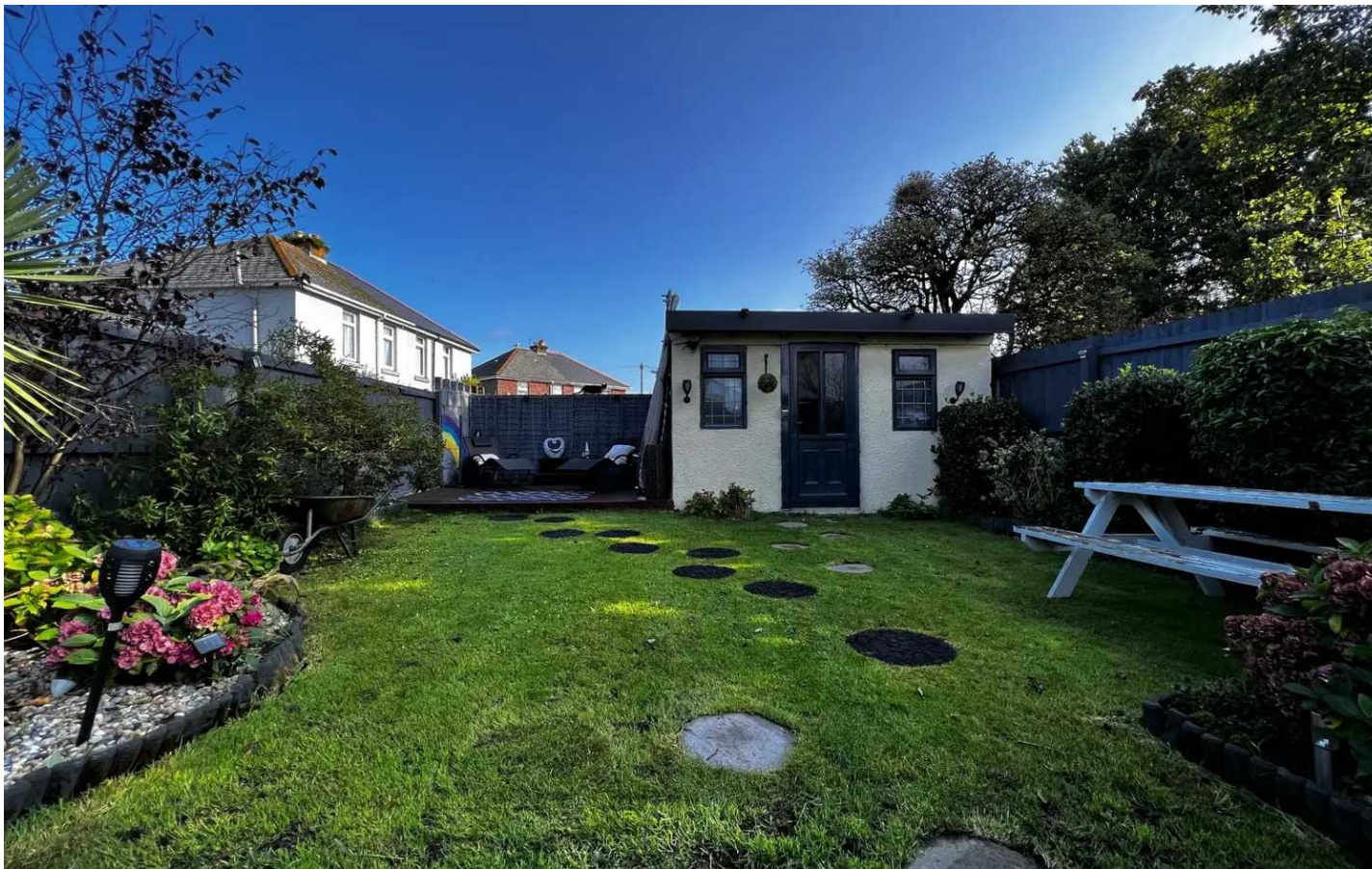
Bedroom Two

Carpeted bedroom with rear aspect window and radiator. Fitted cupboards.

Bedroom Three

Carpeted bedroom with rear aspect window and radiator.





REAR GARDEN

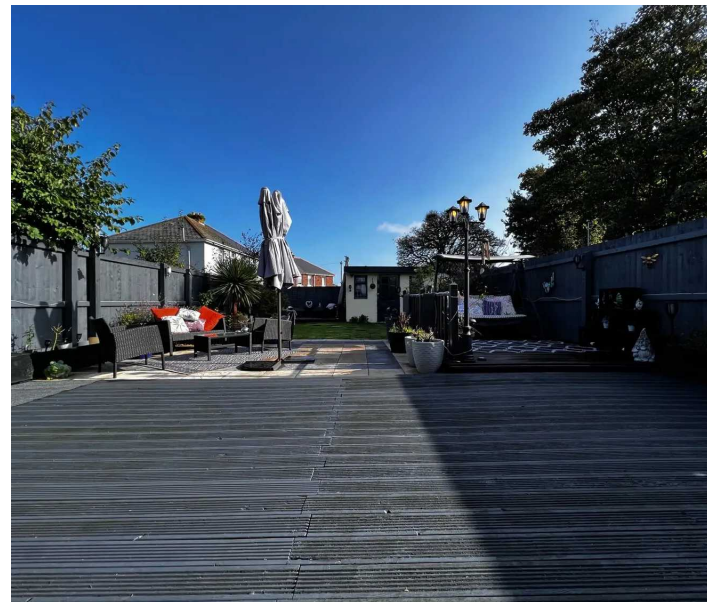
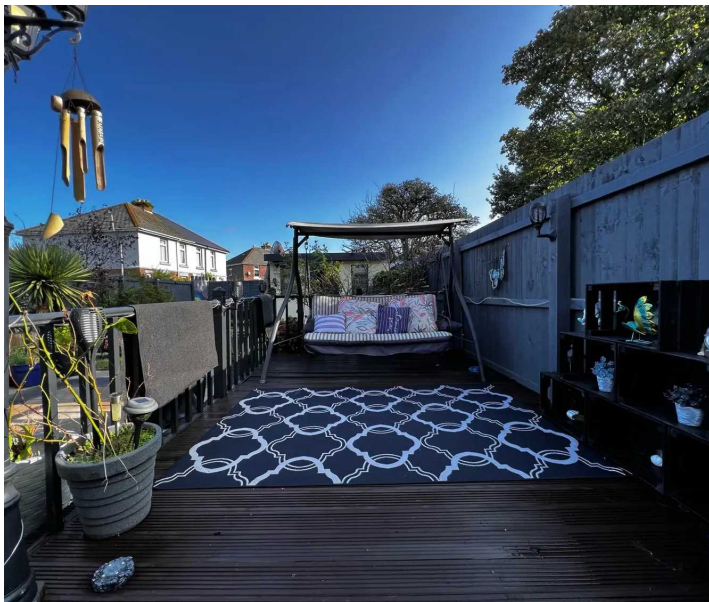
61' 12" x 30' 0" (18.9m x 9.14m)

A spacious, fully enclosed garden with various decked areas, lawn and established shrubs / plants. Good size outdoor storage construction. Tap.

ON DRIVE

3 Parking Spaces

Off road parking for 2 - 3 cars.







Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007 • barry@chris-davies.co.uk • www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate.