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31 Colcot Road, Barry CF62 8HJ £460,000 Freehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING

Nestled on the charming Colcot Road in Barry, this delightful semi-detached house, boasting three reception rooms and four bedrooms spread across its welcoming interior, this property offers ample space for a growing family. The traditional charm of this 1900's build is evident throughout, from the original front door with its beautiful glass details to the spacious living areas. Located in a sought-after area close to amenities, this property offers an opportunity for the potential for extension, subject to local authority planning consent. With no chain involved, a viewing is essential to fully appreciate all that this property has to offer.

The property's layout includes a living room, a cosy sitting room, a dining room, and a modern fitted kitchen. Upstairs, you'll find four well-proportioned bedrooms, a separate shower room, and an upgraded family bathroom, offering both convenience and comfort. One of the standout features of this home is its expansive garden, stretching over 150ft and adorned with mature shrubs, fruit trees, a pond, and various seating areas. In addition the property offers gas central heating, double glazing throughout, and parking for multiple vehicles



FRONT

Tarmac driveway for multiple vehicles. Front garden with laid to lawn and mature shrubbery. UPVC double glazed front door opening to storm porch. Wrought iron gates opening to further drive and access to garage.

Entrance Porch

Plastered ceiling, plastered walls, tiled flooring, traditional wooden door opening to hallway with stain glass side panels window. Leading to:-

Hallway

Papered ceiling, coving. Papered walls with picture rails. laminate flooring, radiator, fitted carpet stairs rising to 1st floor landing. Wooden doors opening to living room, dining room and sitting room. Under stairs WC.

W.C/Cloakroom

Plastered walls and ceilings, vinyl flooring, close coupled toilet, pedestal wash basin with mixer tap. Extractor fan.

Sitting Room

16'2 x 12'11 (4.93m x 3.94m)

Papered ceiling with coving, papered walls with picture rails. Laminate flooring. UPVC double glazed bay windows. Radiator.

Living Room

19'0 x 12'1 (5.79m x 3.68m)

Papered ceiling with coving. Papered walls with picture rails. Laminate flooring. UPVC double glazed window overlooking the rear garden. Feature fireplace with electric fire and tile surrounds. Radiators.

Dining Room

12'2 x 10'0 (3.71m x 3.05m)

Papered ceiling, papered walls with picture rails. Laminate flooring. UPVC double glazed door opening to the rear garden. Storage cupboard. Wooden door to kitchen. Radiator.

Kitchen

15'10 x 9'1 (4.83m x 2.77m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed windows surrounding. Kitchen comprises of wall mounted units, base units, laminate work surfaces, inset electric oven and grill. Inset four ring gas hob. Wall mounted extractor fan overhead. Space for all appliances.

FIRST FLOOR

Landing

Papered ceiling, papered walls with picture rails. Carpet flooring. Attic hatch. UPVC double glazed window to front aspect. Split-level landing with doors to bedrooms and shower rooms.

Bedroom One

15'11 x 11'4 (4.85m x 3.45m)

Papered ceiling, papered walls, picture rails, fitted carpet flooring. UPVC double glazed bay windows to the front aspect. Radiator. Fitted wardrobes.

Shower Room One

8'9 x 8'2 (2.67m x 2.49m)

Plastered ceiling, plastered walls, picture rails, vinyl flooring. UPVC double glazed window to front aspect. Walk-in shower cubicle with mains operated shower over. Close coupled toilet, vanity wash hand basin with mixer tap. Radiator.

Bedroom Two

18'0 x 10'9 (5.49m x 3.28m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. UPVC double glazed windows overlooking the rear elevation. Fitted wardrobes. Radiator.

Bedroom Three

12'9 x 10'0 (3.89m x 3.05m)

Textured ceiling, papered walls, picture rails, fitted carpet flooring. UPVC double glazed window overlooking the rear elevation. Fitted wardrobe. Radiator.

Bedroom Four

9'4 x 7'9 (2.84m x 2.36m)

Plastered sloping ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear aspect. Storage cupboard housing wall mounted combination boiler. Radiator.

Shower Room Two

6'1 x 5'11 (1.85m x 1.80m)

Sloping plastered ceiling, plastered walls with tile surrounds. Vinyl flooring. UPVC double glazed window to the front aspect. Shower cubicle with mains operated shower over. Pedestal wash basin, close coupled toilet. Radiator.

REAR GARDEN

Larger than average garden with paved patio and pathways leading to a level laid to lawn, establish shrubbery surrounding. Inset pond with stone boarder. Approximately 150ft. Outside tap and lighting.

COUNCIL TAX

Council tax band E.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

