



184 Colcot Road, Barry CF62 8UJ

£355,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Located on the sought-after Colcot Road in Barry, this well-presented extended family home offers an exceptional opportunity for those seeking comfort. The property features two inviting reception rooms, perfect for both relaxation and entertaining. With three spacious bedrooms, it provides ample space for a growing family or those wishing to accommodate guests.

The modern kitchen is a highlight, complete with a separate breakfast and dining area, making it an ideal spot for family meals or casual gatherings. The layout is designed to enhance both functionality and flow, ensuring that every corner of the home is utilised to its fullest potential.

Outside, the property boasts a generous rear garden, featuring a delightful decked terraced area and a level lawn, perfect for outdoor activities or simply enjoying the fresh air. Established shrubbery adds a touch of greenery and privacy, while outside storage offers practical solutions for garden tools and equipment or alternatively a home office or sunroom. Additionally, there is parking available for up to three vehicles, a valuable asset in this desirable location.

This property presents a unique opportunity with its prime location and well-thought-out features, this home is not to be missed. Whether you are a first-time buyer, a growing family, this property on Colcot Road is sure to meet your needs and exceed your expectations.



FRONT

Driveway providing parking for multiple vehicles. Planted established shrubbery surrounding. Composite front door leading to entrance porch.

Entrance Porch

3'06 x 5'03 (1.07m x 1.60m)

Textured ceiling, papered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Composite front door with obscured glass insert to front. Wood framed door with glass insert leading through to the entrance hall.

Entrance Hallway

3'05 x 4'05 (1.04m x 1.35m)

Textured ceiling, papered walls. Fitted carpet flooring. Fitted carpet staircase rising to the first floor. Wood framed door with glass insert leading through to the entrance porch. Wooden doors with glass insert leading through to the living room and second reception room.

Living Room

13'0 x 13'06 (3.96m x 4.11m)

Textured ceiling with coving, papered walls with picture rail. Fitted carpet flooring with original parquet flooring underneath. Wall mounted radiator. UPVC double glazed window to the front elevation. Revealed stone chimney breast with gas fire. Wooden doors with glass insert leading to the entrance hallway and kitchen.

Second Reception Room

8'05 x 15'05 (2.57m x 4.70m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the front and side windows. Wood framed door with glass insert leading through to the entrance hallway and dining room.

Kitchen

9'01 x 11'01 (2.77m x 3.38m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the rear elevation. A modern fitted kitchen, comprising of wall and base units. Wood laminate worktops. Porcelain tiled splashbacks. Composite sink. Space for range cooker, space for washing machine. Cooker Hood. Access to under stairs storage. Wood framed door leading through to a family bathroom. Further wooden door with glass insert leading through to living room. Through opening to breakfast / dining area.

Breakfast / Dining Area

8'04 x 11'01 (2.54m x 3.38m)

Textured ceiling with coving, smoothly plastered walls. Continuation of laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Through opening to kitchen. Wood framed door with glass insert leading through to the second reception room.

Bathroom

4'09 x 9'06 (1.45m x 2.90m)

Smoothly plastered ceiling, porcelain tiled walls with vent extractor. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear. Pedestal wash hand basin. Close coupled toilet. Bath. Wood panelled door through to the kitchen.

FIRST FLOOR

First Floor Landing

2'08 x 8'04 (0.81m x 2.54m)

Textured ceiling with loft access, papered walls. Fitted carpet flooring. UPVC double glazed window with obscured glass to the side elevation. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to bedrooms one, two and bedroom three.

Bedroom One

10'04 x 16'05 (3.15m x 5.00m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the first floor landing.

Bedroom Two

7'10 x 12'02 (2.39m x 3.71m)

Textured ceiling, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to storage. Wood panel door leading through to the first floor landing.

Bedroom Three

9'02 x 8'02 (2.79m x 2.49m)

Textured ceiling, papered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the first floor landing.

REAR

Larger than average rear enclosed garden with decked terrace area leading from the dining room. Sandstone patio area providing ample room for garden furniture. Laid to Lawn with planted established shrubbery surrounding. A further raised decked area to the rear. Access to outbuilding ideal for storage or a Home office / summerhouse.

COUNCIL TAX

Council tax band C

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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