



## 190 Colcot Road, Barry CF62 8UJ £305,000 Freehold

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

Positioned on the popular Colcot Road in Barry, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two inviting reception rooms, including a cosy living room featuring a log burning stove, this home is ideal for both relaxation and entertaining. The sitting room provides an additional space for family gatherings or quiet evenings.

The heart of the home is the modern fitted kitchen, which is both stylish and functional, making meal preparation a pleasure. There is a conveniently placed conservatory currently being used as a dining room but does lend itself to a versatile area. Ascending to the first floor, you will find three generously sized double bedrooms, each offering ample space for rest and personalisation. The modern family bathroom is well-appointed, catering to the needs of a busy household.

Outside, the property boasts a large driveway that accommodates multiple vehicles, ensuring convenience for residents and guests alike. The expansive rear garden is a true highlight, featuring a wood-effect pavior patio that creates an inviting area for outdoor furniture, perfect for summer barbecues or simply enjoying the fresh air. The garden is adorned with established shrubbery, adding a touch of greenery and privacy.

Additionally, an outbuilding provides extra storage or potential for a workshop, while a gated driveway offers further parking options accessed from Borough Avenue. This property is not just a house; it is a home that promises comfort, space, and a wonderful lifestyle in a sought-after location.



## FRONT

Large Press crete driveway providing ample parking for multiple vehicles. Feather edged fencing to the side. Access to rear garden. Composite front door leading to entrance porch.

## Entrance Porch

3'00 x 6'01 (0.91m x 1.85m)

PVC panelled ceiling and wall. Vinyl flooring. UPVC double glazed windows to the front. Composite front door. UPVC double glazed door with obscured glass insert leading to entrance hallway.

## Entrance Hallway

5'10 x 13'08 (1.78m x 4.17m)

Textured ceiling, papered walls. Laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panelled doors leading through to the living room and sitting room. UPVC double glazed door with obscured glass insert leading to porch. Access to under stairs storage and utility area with space & plumbing for a washing machine.

## Living Room

9'10 x 14'02 (3.00m x 4.32m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front. Feature fireplace with log burning stove and slate hearth. Wood panelled door leading through to the entrance hallway.

## Sitting Room

12'08 x 12'11 (3.86m x 3.94m)

Smoothly plastered ceiling, smoothly plastered walls. Laminate flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the conservatory. Through opening to kitchen. Wood panelled door leading through to the entrance hallway.

## Kitchen

7'08 x 9'00 (2.34m x 2.74m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Sandstone tiled splash backs. Wood laminate flooring. UPVC double glazed window to the side. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Space for range cooker, space for dishwasher. Wall mounted combination boiler housed. Through opening to sitting room.

## Conservatory

7'07 x 16'04 (2.31m x 4.98m)

Polycarbonate roof. UPVC double glazed windows to the side and rear. UPVC double glazed sliding doors leading to rear garden. Vinyl flooring. UPVC double glazed French doors leading into sitting.

## FIRST FLOOR

### First Floor Landing

2'11 x 12'03 (0.89m x 3.73m)

Smoothly plastered ceiling with loft access via a pulldown ladder. Plastered walls with dado rail. Fitted carpet flooring. UPVC double glazed window with obscured glass to the side. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising from ground floor.

### Bedroom One

11'02 x 13'08 (3.40m x 4.17m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Two

9'05 x 13'08 (2.87m x 4.17m)

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

### Bedroom Three

9'03 x 11'01 (2.82m x 3.38m)

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

### Family Bathroom

5'08 x 8'08 (1.73m x 2.64m)

Smoothly plastered ceiling with inset lights. Ceramic tiled walls. Vinyl flooring. Wall mounted

radiator. UPVC double glazed window to the rear and side elevations with obscured glass. Vanity wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wood panelled door leading through to the first floor landing.

## REAR

A large enclosed rear garden with feather edged fencing and brick walls surrounding. Wood effect press crete patio area providing ample room for garden furniture. Pergola with space for hot tub. Power and lighting. Further area to the rear of the garden with planted established shrubbery. A gated driveway leading from borough avenue providing additional parking options. Outbuilding with power supply. Side access to front drive.

## COUNCIL TAX

Council tax band

## 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

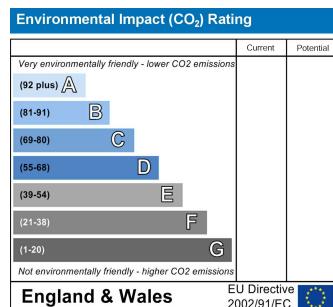
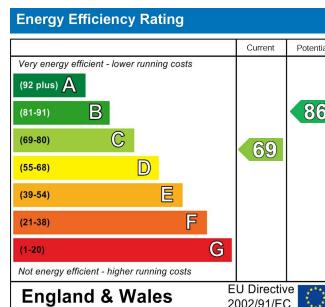
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## PROCEEDS OF CRIME ACT 2002

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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.



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