





122 Colcot Road

Barry, Barry

Spacious three bedroom detached bungalow offered with no onward chain featuring three receptions, large front and rear gardens, a garage and ample parking. Scope to modernise and extend further (STPP). Ideal for families or downsizers!

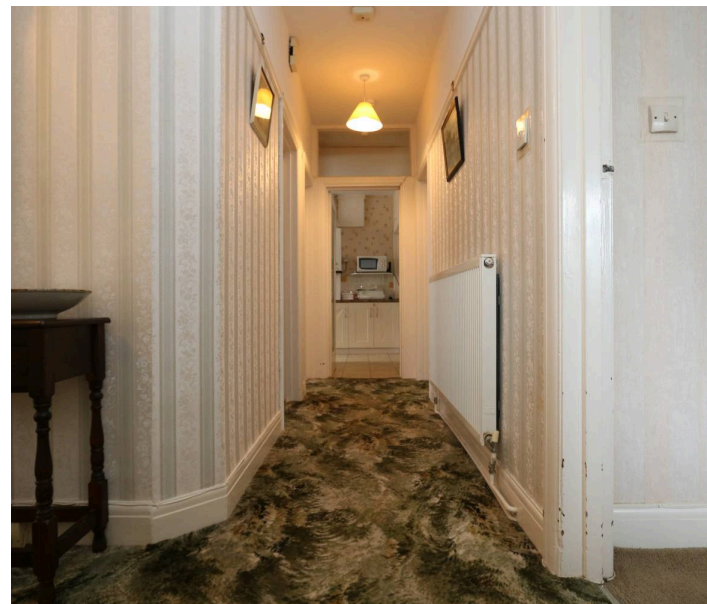
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- THREE BEDROOM DETACHED PROPERTY
- NO ONWARD CHAIN
- IN NEED OF SOME MODERNISATION
- EXTENDED, WITH SCOPE FOR FURTHER EXTENSION TO THE REAR (STPP)
- LARGE PLOT FEATURING A GENEROUS PRIVATE REAR GARDEN
- LARGE FRONT GARDEN FEATURING A LONG DRIVEWAY AND GARAGE PROVIDING OFF ROAD PARKING FOR MULTIPLE VEHICLES
- THREE RECEPTIONS (LOUNGE, DINING ROOM AND SUN ROOM)
- FITTED KITCHEN AND SEPARATE UTILITY ROOM
- THREE PIECE SHOWER ROOM PLUS ADDITIONAL WC
- EPC D63





Porch

3' 8" x 3' 7" (1.11m x 1.09m)

Entrance into the property via a UPVC front door with opaque glazing into the porch. The porch is carpeted with papered walls and a smooth ceiling. A wooden glazed door gives access to the hallway.

Hallway

The L-shaped hallway is carpeted with papered walls and a smooth ceiling. There is a radiator and doors giving access to three bedrooms, a lounge, bathroom and kitchen.

Lounge

15' 9" x 11' 8" (4.81m x 3.55m)

The lounge is carpeted with papered walls and a papered coved ceiling. There is a large front aspect window, a radiator and a feature gas fireplace with a wooden mantel.

Kitchen

12' 7" x 6' 9" (3.84m x 2.06m)

The kitchen has vinyl tile effect flooring, papered walls and a smooth ceiling. The kitchen comprises a good range of matching eye and base level units with complementing laminate worktops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop and a tiled splash back. Integrated appliances include an eye-level double oven, a four-ring electric hob and an extractor hood. There is a side aspect window and a wall-mounted combi boiler. Open to the rear lobby. Sliding wooden glazed doors give access to the dining room.





Rear Lobby

5' 1" x 2' 6" (1.54m x 0.76m)

The rear lobby has vinyl tile effect flooring, smooth walls and a smooth ceiling. There is ample space for a freestanding fridge/freezer as required. Open to a large storage cupboard which measures 1.15m x 0.86m. This storage cupboard currently houses an additional freezer but would make an ideal pantry. Sliding wooden glazed doors give access to the utility room.

Utility Room

8' 0" x 7' 11" (2.45m x 2.42m)

The utility room has vinyl flooring, smooth walls and a smooth ceiling. There is a stainless steel sink unit with stainless steel pillar taps ovetop. There is ample space for a washing machine and tumble dryer as required. There is a radiator, a rear aspect window and doors giving access to a storage cupboard and WC. A uPVC door with opaque glazing gives access to the rear garden.

WC

4' 1" x 3' 1" (1.25m x 0.95m)

The WC has vinyl flooring, full-height wall tiling and a smooth ceiling. There is a WC and a rear aspect opaque window.



Dining Room

11' 7" x 10' 1" (3.52m x 3.08m)

The dining room is carpeted with papered walls and a textured ceiling. There is a side aspect window, a radiator and sliding wooden glazed doors giving access to the sun room.



Sun Room

12' 2" x 11' 1" (3.70m x 3.37m)

The sun room is carpeted with smooth walls and a smooth ceiling. There is a feature gas fireplace with a wooden mantel, a radiator and a uPVC sliding glass door giving access to the rear garden.



Bedroom One

13' 2" x 12' 2" (4.02m x 3.71m)

Bedroom one is carpeted with papered walls and a papered ceiling. There is a large front aspect bay window and two radiators. Measurements have been taken into the bay and into the recesses either side of the chimney breast.

Bedroom Two

11' 8" x 9' 11" (3.55m x 3.03m)

Bedroom two is carpeted with papered walls and a textured ceiling. There is a side aspect window and a radiator.

Bedroom Three

8' 4" x 6' 10" (2.53m x 2.08m)

Bedroom three is carpeted with papered walls and a smooth ceiling. There is a side aspect window and a radiator.

Shower Room

8' 2" x 5' 9" (2.50m x 1.75m)

The shower room has wood effect flooring, full-height wall tiling and a textured ceiling. There is a three-piece suite comprising a close-coupled WC, a pedestal washbasin with stainless steel pillar taps overtop and a walk-in shower cubicle with an electric shower inset and a glass sliding shower screen. There is an opaque side aspect window and a radiator.





FRONT GARDEN

A large front garden featuring a long driveway providing off road parking for multiple vehicles. Access to the garage via an up and over door. The remainder of the front garden is largely laid to concrete and decorative stone chippings. The front garden is fully enclosed by well-manicured hedging.

REAR GARDEN

A larger than average rear garden with tremendous potential! Step out of the property onto an initial area of patio, ideal for garden furniture. A path leads to the rear of the garden. There is a further patio area towards the rear, with the remainder of the garden being laid to lawn. There is a greenhouse and pedestrian access into the garage. The garden has many well established trees and shrubs. The garden is fully enclosed by stone walls and timber fencing.

DRIVEWAY

4 Parking Spaces

A long driveway providing parking for multiple vehicles (nose to tail).

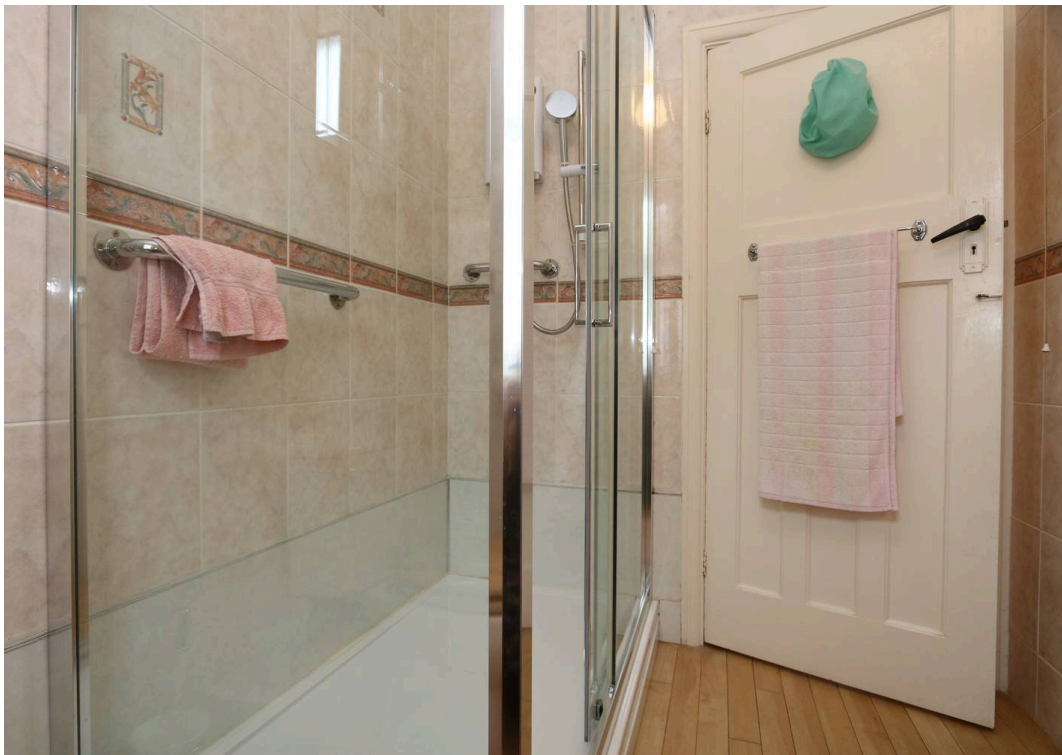
GARAGE

Single Garage

The garage is accessible from the driveway via an up and over door or from the garden via a pedestrian door. The garage provides secure parking for one medium size vehicle.



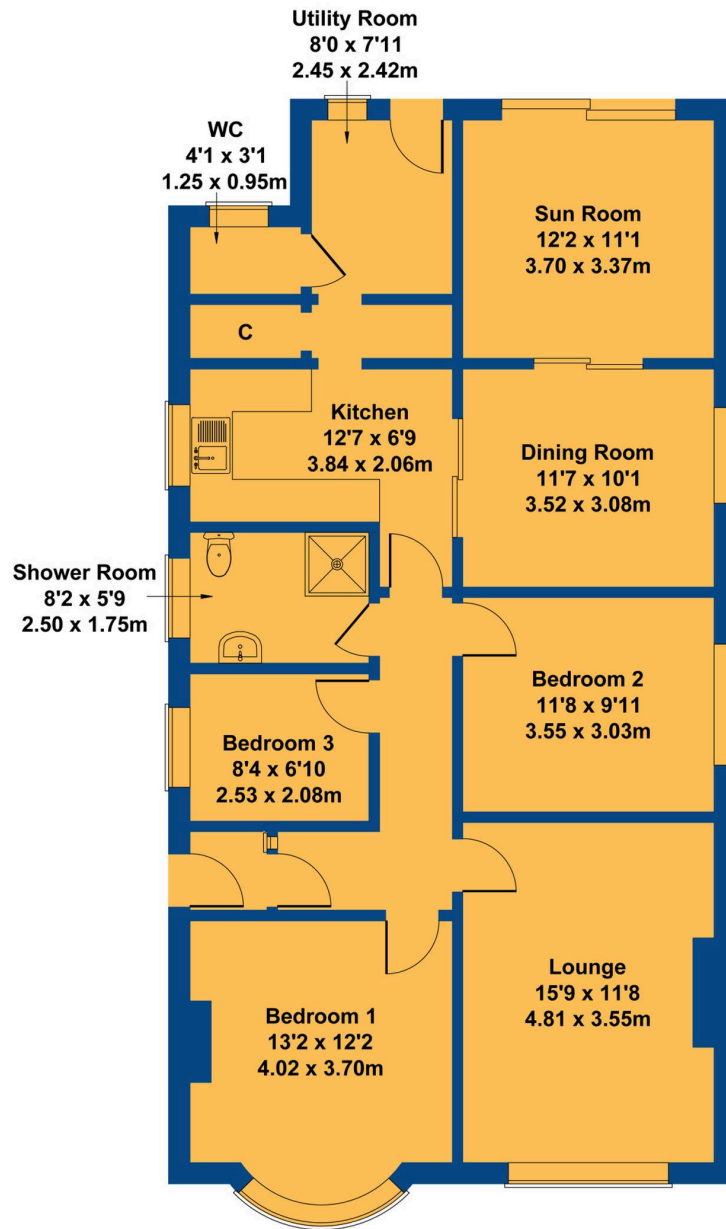






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Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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