





## 24 Colcot Road

Barry, Barry

Three bed semi-detached property in need of modernisation, featuring a spacious lounge, open plan kitchen/diner, large garden, driveway and garage. Offered with no onward chain! An ideal project!

Council Tax band: D

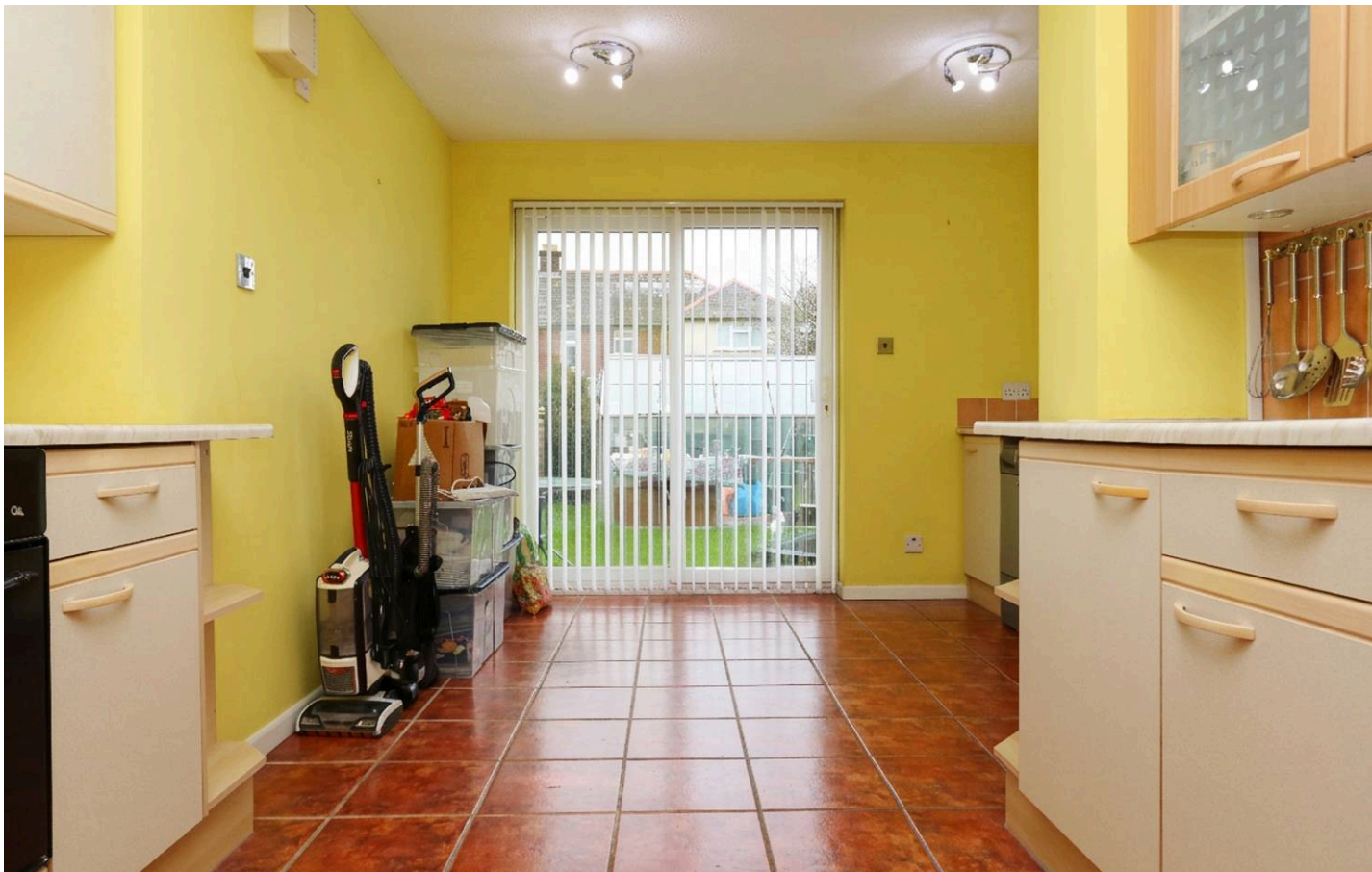
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED
- PROJECT PROPERTY
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINER
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN COMPLETE WITH POND AND TIMBER SHED
- LARGE DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES PLUS A GARAGE
- EPC D6I





#### **Porch**

4' 4" x 4' 4" (1.33m x 1.33m)

Entrance into the property via a UPVC front door with opaque glazing into an entrance porch. The porch is brick built with uPVC double glazed opaque windows and tiled flooring. A further uPVC door leads through into the hallway.

#### **Hallway**

The hallway is carpeted with papered walls and a textured ceiling. There is a radiator, a carpeted staircase leading to the first floor and a door leading through into the lounge.

#### **Lounge**

15' 1" x 13' 1" (4.61m x 3.99m)

The lounge is carpeted with papered walls and a textured ceiling. There is a large front aspect bay window, a radiator and a gas fireplace. A door leads through into the rear lobby. Measurements have been taken into the bay and into the recesses.

#### **Rear Lobby**

6' 6" x 2' 8" (1.98m x 0.82m)

The rear lobby is tiled with smooth walls and a textured ceiling. There are doors leading off to the kitchen/diner, bathroom and an understairs storage cupboard. A uPVC door with opaque glazing gives access to the rear garden.

#### **Kitchen/Diner**

18' 3" x 10' 9" (5.55m x 3.27m)

The kitchen/diner measures 2.79m at the narrowest point, widening to 3.27m. The kitchen/diner is tiled with smooth walls and a textured ceiling. The kitchen comprises a good range of matching eye and base level units with complementing worktops. There is a stainless steel sink inset with a stainless steel mixer tap over top and a tiled splashback.





There is space and plumbing for a washing machine and space for a tumble dryer and fridge/freezer. Integrated appliances include a single electric oven and a four ring gas hob. There is a radiator, a door giving access to a cupboard housing the boiler, a side aspect window and sliding glazed doors giving access to the garden. There is also ample space for a dining table and chairs.

#### **Ground Floor Bathroom**

6' 10" x 5' 5" (2.08m x 1.66m)

The bathroom has tiled flooring, full height wall tiling and a textured ceiling. There is a three-piece white suite comprising a WC with a push button flush, a vanity wash basin with stainless steel pillar taps ovetop and a white bath with a stainless steel mixer tap and rinser. There is a side aspect opaque window, a rear aspect opaque window and a radiator.

#### **Landing**

A carpeted staircase gives access to a carpeted landing. The landing has papered walls and a textured ceiling. There is doors leading off to three bedrooms, loft access and a side aspect window.

#### **Bedroom One**

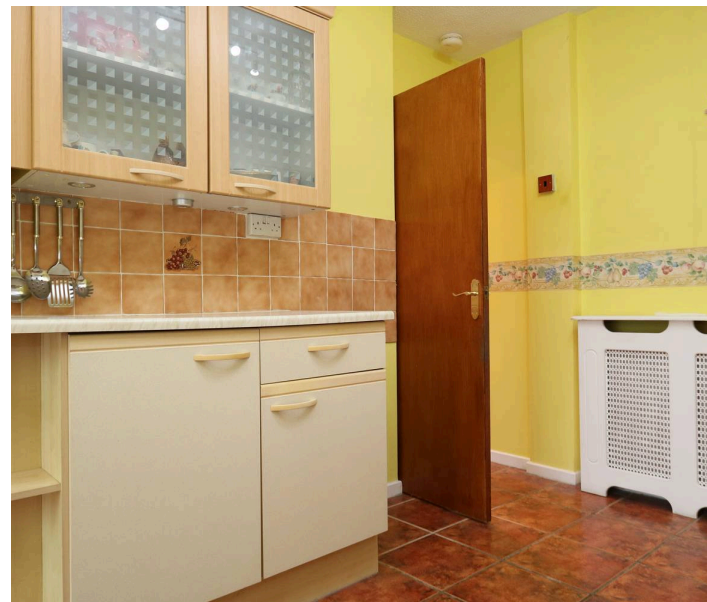
15' 0" x 11' 11" (4.58m x 3.63m)

Bedroom one is carpeted with papered walls and a textured ceiling. There is a large front aspect bay window, a radiator and ample built-in wardrobes. Measurements have been taken into the bay and up to the fitted wardrobes.

#### **Bedroom Two**

11' 8" x 8' 0" (3.56m x 2.45m)

Bedroom two is carpeted with papered walls and a textured ceiling. There is a rear aspect window and an electric wall-mounted heater.





### **Bedroom Three**

8' 7" x 8' 1" (2.61m x 2.47m)

Bedroom three is carpeted with papered walls and a textured ceiling. There is a rear aspect window and a wall-mounted electric heater.

### **Rear Garden**

Step out of the sliding doors from the kitchen/diner onto a well appointed area of patio. A path leads to the bottom of the garden. The garden is largely laid to lawn and features a small pond and a timber storage shed.

### **DRIVEWAY**

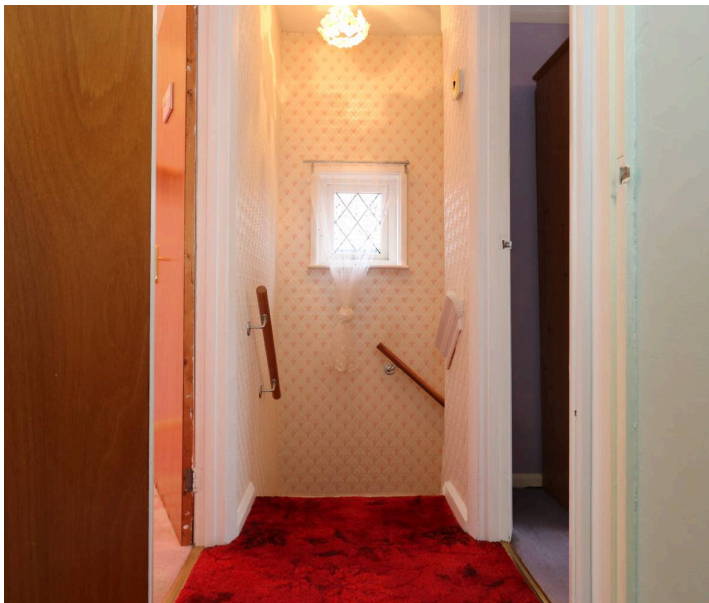
2 Parking Spaces

A large driveway to the front of the property suitable for multiple vehicles.

### **GARAGE**

Single Garage

A garage provides additional secure parking or further storage space.







# 24 Colcot Road

Approximate Gross Internal Area

915 sq ft - 85 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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





## Chris Davies Estate Agents

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

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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 to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.