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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Colcot Road*



*This delightful semi-detached house offers a perfect blend of comfort and convenience. With its spacious layout, this property is ideal for families or anyone seeking a serene living environment. This property ensures a sense of privacy while still being part of a friendly neighbourhood. Colcot Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice.*

Comments by Mrs Cassie Deans - Shumack



**Property Specialist**  
**Mrs Cassie Deans - Shumack**  
 Senior valuer  
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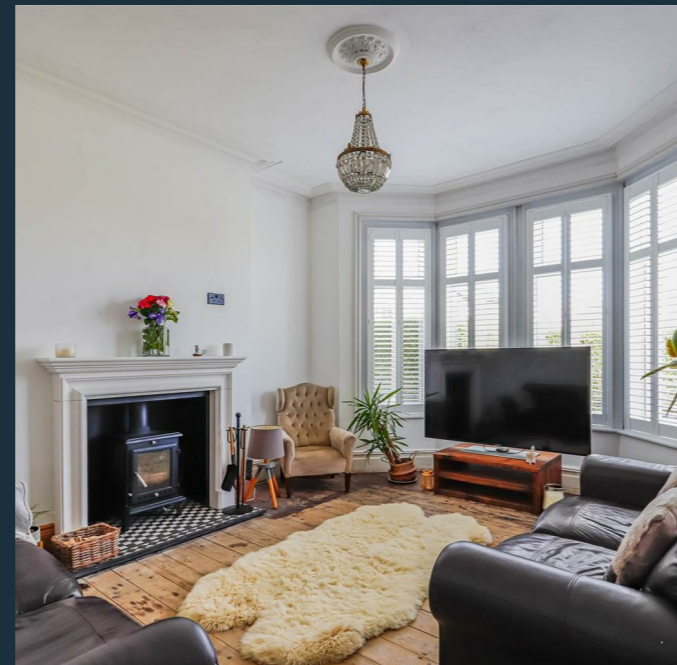
Colcot Road, Barry, CF62 8HJ



Total Area: 165.9 m<sup>2</sup> ... 1785 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

*The large gardens have been such a joy, and the location couldn't be more convenient. We've been incredibly happy here and would love for another family to move in and make their own lasting memories in this special home.*

Comments by the Homeowner





# Colcot Road

, Barry, CF62 8HJ

Offers Invited

£500,000



4 Bedroom(s)



1 Bathroom(s)



1302.43 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

OPEN HOUSE – Saturday 11th April from 10am  
Viewings by appointment only – please call the office to book your time slot.  
This delightful semi-detached house offers a perfect blend of comfort and convenience. With its spacious layout, this property is ideal for families or anyone seeking a serene living environment.

As you approach the house, you will be greeted by a generous drive that leads to a garage, providing ample parking space and additional storage options, plus large gardens.

Inside, the house boasts a well-thought-out design that maximises space and light. The living areas are inviting and perfect for both quiet evenings and lively gatherings. This property ensures a sense of privacy while still being part of a friendly neighbourhood.

Colcot Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both tranquillity and accessibility. This property is not just a house; it is a home waiting to create lasting memories.

If you are looking for a spacious family home with beautiful gardens in a desirable location, this semi-detached house on Colcot Road is certainly worth considering.





PORCH 8'0" x 2'08" (2.44m x 0.81m )

HALLWAY 8'0" x 13'06" (2.44m x 4.11m )

LIVING ROOM 12'11" x 12'07" / 15'0"  
(3.94m x 3.84m / 4.57m )

LIVING SPACE 8'07" / 11'10" x 18'03"  
(2.62m / 3.61m x 5.56m )

DINING ROOM 11'08" x 10'09" (3.56m x  
3.28m )

KITCHEN 9'06" x 15'07" (2.90m x 4.75m )

GARAGE 10'07" x 19'07" (3.23m x 5.97m )

LOO 5'03" x 2'08" (1.60m x 0.81m )

BEDROOM ONE 15'01" / 18'02" x 11'11"  
(4.60m / 5.54m x 3.63m )

BEDROOM TWO 12'10" x 12'07" / 15'03"  
(3.91m x 3.84m / 4.65m )

BEDROOM THREE 8'11" x 11'09" (2.72m x  
3.58m )

BEDROOM FOUR 9'06" x 9'08" (2.90m x  
2.95m )

STUDY 7'11" x 5'02" (2.41m x 1.57m )

BATHROOM 6'02" x 5'08" (1.88m x 1.73m )





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

