

Property Name:

**Coldbrook Road East, Barry**

Price:

**£245,000**

Qualifier:

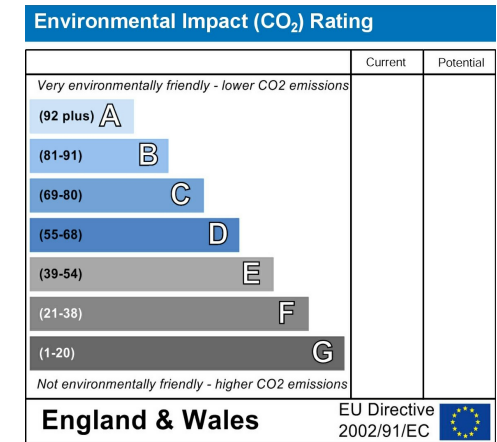
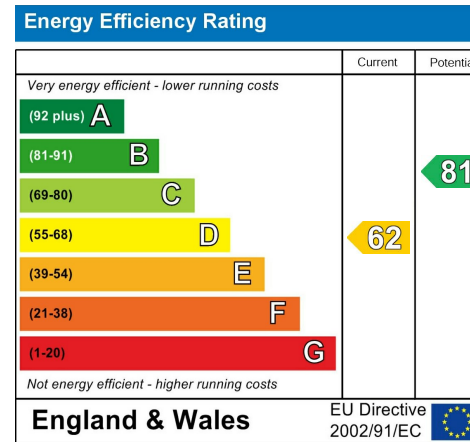
**Asking Price**

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**1**

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**D**



## The Bullet Points

- Garage
- Dining room with storage
- Modern family bathroom
- Fitted wardrobes to main bedroom
- Off street parking
- Two spacious reception rooms
- Good-sized fitted kitchen
- Neutral décor throughout
- Low-maintenance rear garden
- Easy access to Cardiff and M4

# The Main Text

Situated on Coldbrook Road East, this three-bedroom semi-detached offers not only generous living space but also a practical layout that ensures every corner is utilised effectively. This, along with its potential, makes it an ideal choice for families or first-time buyers.

On entering the property, you are welcomed into a useful entrance porch leading through to the hallway. The first reception room, located at the rear, is a fantastic size and features a charming fireplace along with a large window. This room can be kept open to flow seamlessly into the front reception room, or separated by glass-panelled sliding doors, offering a versatile space that can be adapted to your needs. The front reception room itself benefits from a large bay window, allowing natural light to flood the space, and provides a welcoming, bright atmosphere. Both rooms are decorated in neutral tones, ready for a new owner's personal touch.

Towards the rear of the property, you will find a well-proportioned dining room with wood-effect flooring, a fireplace feature, and a convenient under-stairs storage cupboard, providing ample space for your belongings. From here, the layout leads into the kitchen, which is fitted with classic white wooden cupboards that provide ample storage and worktop space. The kitchen also offers direct access to the rear garden.

The first floor hosts three generously sized bedrooms. The principal bedroom at the front benefits from fitted wardrobes, maximising storage. A modern family bathroom completes this level, comprising a white toilet and sink unit, bath with overhead shower, and stylish grey panelling.

Externally, the property is further enhanced by the rare advantage of off-street parking and a garage, offering both convenience and security, a standout feature in this location. To the rear, the garden has been thoughtfully designed for easy maintenance. Flat and practical throughout, it provides the perfect outdoor setting.

## Additional Information

Type of home- Semi-detached

Tenure- Freehold

EPC Rating- D

Council tax band- D  
Borough- Vale of Glamorgan

## Local Area

Coldbrook Road East is set within a popular residential area of Barry, offering easy access to a variety of local shops, supermarkets, and everyday amenities. The town centre is just a short drive away, offering a range of independent businesses and cafés to enjoy. Residents also benefit from nearby leisure facilities, parks, and coastal walks, making it a convenient yet attractive location for those seeking both practicality and lifestyle.

## Schools

The property is well-served by a selection of both primary and secondary schools in the surrounding area, providing families with a range of educational options. Several schools are within easy reach of the property, catering to different age groups and offering both English and Welsh medium education. With a choice of nearby establishments, the location is particularly convenient for households with school-age children.

## Local Transport

The property benefits from excellent transport links, with regular bus services operating throughout Barry and into surrounding areas. Barry also has multiple train stations, providing direct routes into Cardiff and beyond, making commuting straightforward and convenient. Road connections are equally accessible, with easy access to the M4 for travel across South Wales and further afield, as well as to the Vale of Glamorgan coastline. This connectivity makes the location ideal for both local living and those needing quick access to the city.

## Material Information Property Report

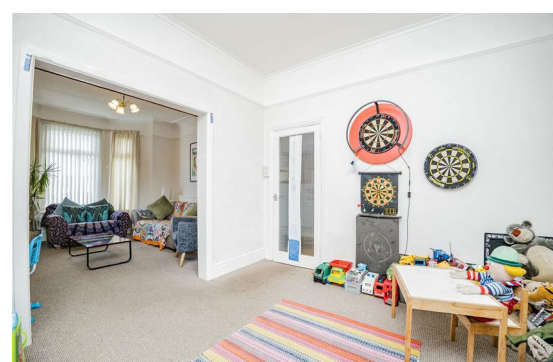
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

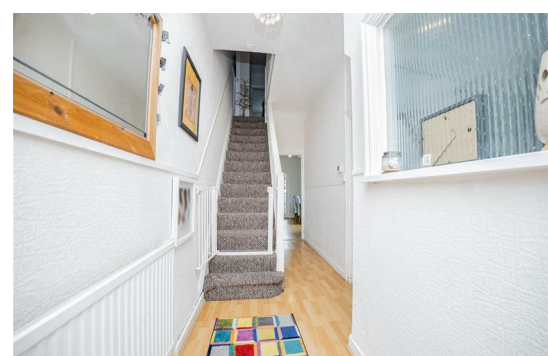
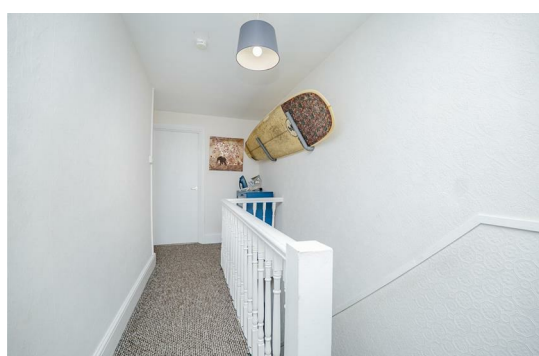
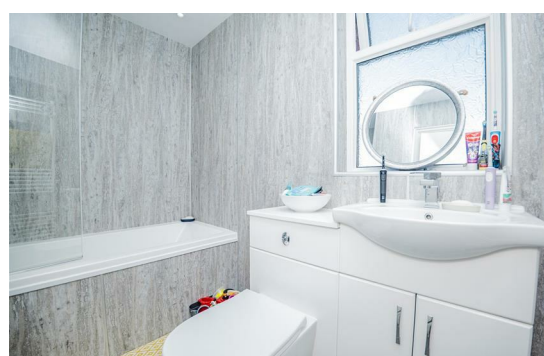
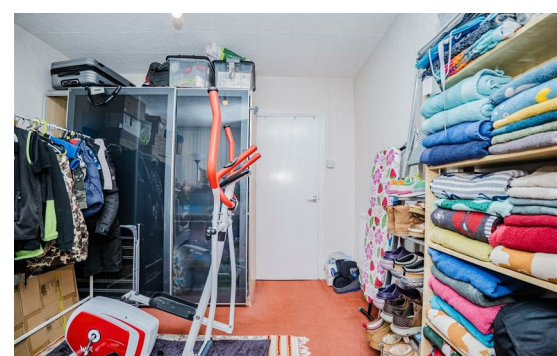
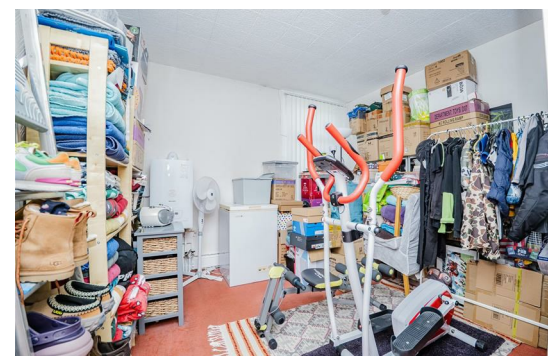
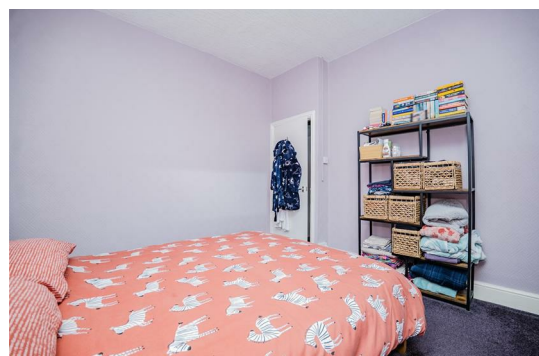
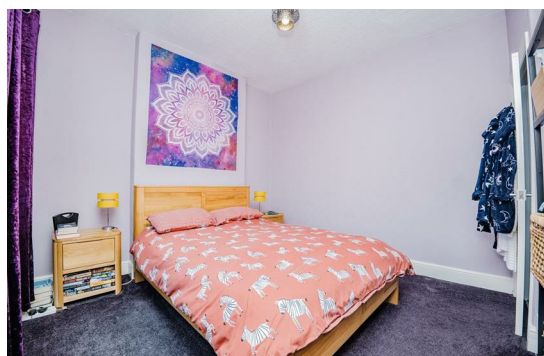
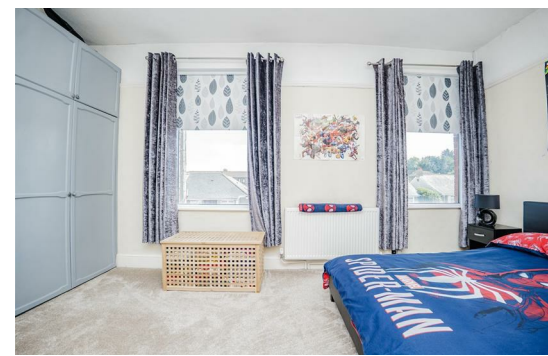
# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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# The Floorplan



Total floor area: 121.4 sq.m. (1,307 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# The Map

