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13 Colcot Road

CARDIFF

VALE

CAERPHILLY

BRISTOL



The sellers have absolutely loved spending time in the garden over the years, and we can completely see why. It's such a beautifully kept and versatile outdoor space that feels both peaceful and welcoming. From summer gatherings on the patio to quiet afternoons enjoying the privacy and greenery, the garden really does feel like an extension of the home and is sure to be enjoyed by the next owners just as much.

Comments by Miss Georgia Farr



Property Specialist

Miss Georgia Farr

Sales Negotiator

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Our favourite part of this home has to be the stunning rear garden. It's a space that feels peaceful and private. We've enjoyed morning coffees on the patio, entertaining friends in the summer and watching our children play on the lawn. The summer house at the rear is a perfect little escape to relax and unwind all year round.

Comments by the Homeowner



Colcot Road, Barry, CF62 8HJ



Total Area: 164.7 m² ... 1772 ft²

All measurements are approximate and for display purposes only



13 Colcot Road

, Barry, CF62 8HJ

Price Guide

£550,000



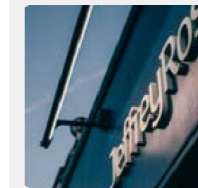
3 Bedroom(s)



2 Bathroom(s)



1772.00 sq ft



Contact our
Knights Barry Branch

01446 700222

Situated on the sought-after Colcot Road in Barry, this attractive detached home combines generous living space with everyday comfort, making it an excellent choice for family living. Extending to approximately 1,772 sq ft, the property offers three versatile reception rooms, ideal for relaxing, entertaining, or creating dedicated family spaces, with four charming log burners thoughtfully positioned throughout the house to create a warm and inviting atmosphere.

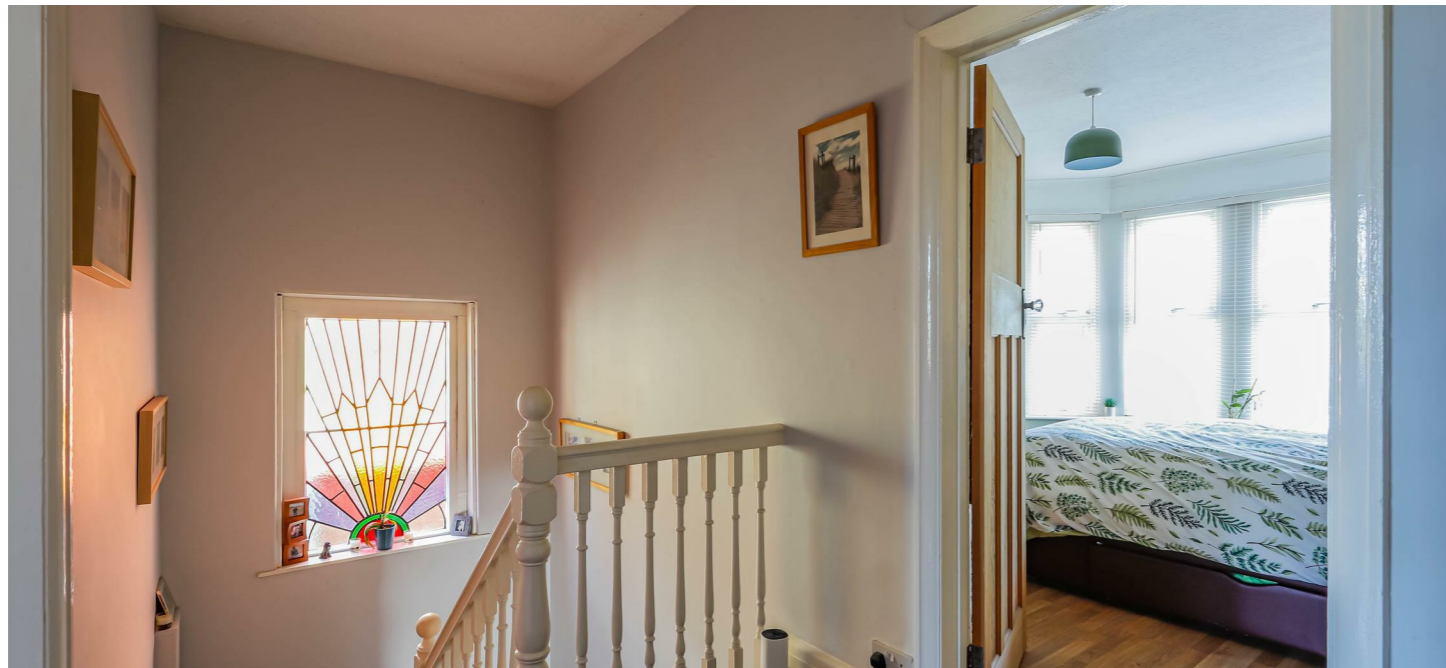
The home features three well-proportioned double bedrooms, providing comfortable accommodation throughout. A family bathroom upstairs is complemented by a convenient ground floor shower room, perfectly suited to modern family life. A thoughtfully designed rear extension has created an impressive additional living area, flooded with natural light and enjoying lovely views across the beautifully maintained garden, complete with one of the property's stylish log burners for cosy evenings year-round.

The additional reception spaces each benefit from characterful log-burning stoves, adding both charm and practicality while enhancing the home's welcoming feel. These features perfectly complement the property's blend of traditional comfort and flexible family living.

Outside, the garden is a true standout feature. A spacious patio area offers the perfect setting for outdoor dining and entertaining, while the manicured lawn provides plenty of room for children to play or for keen gardeners to enjoy. To the rear of the garden, a delightful summer house creates an ideal retreat for relaxing, working from home, or pursuing hobbies.

Further benefits include off-road parking and a garage, adding practicality to this charming home. Conveniently located within walking distance of local shops, schools, and public transport links, the property also falls within the catchment area for highly regarded schools, making it particularly appealing for families.

Offering space, versatility, character, and an excellent location,





PORCH 7'11" x 5'07" (2.41m x 1.70m)

HALLWAY 5'10" (1.78m)

LIVING ROOM 14'04" x 12'01" / 14'09"
(4.37m x 3.68m / 4.50m)

DINING ROOM 11'09" / 14'04" x 10'10"
(3.58m / 4.37m x 3.30m)

KITCHEN 11'08" x 8'10" (3.56m x 2.69m)

LOUNGE 20'05" x 18'04" (6.22m x 5.59m)

SHOWER ROOM 6'04" x 8'02" (1.93m x
2.49m)

LANDING 14'04" x 5'10" (4.37m x 1.78m)

BEDROOM ONE 12'01" x 14'04" (3.68m x
4.37m)

BEDROOM TWO 11'11" x 10'11" (3.63m x
3.33m)

BEDROOM THREE 9'0" x 11'11" (2.74m x
3.63m)

BATHROOM 5'10" x 5'07" (1.78m x 1.70m)

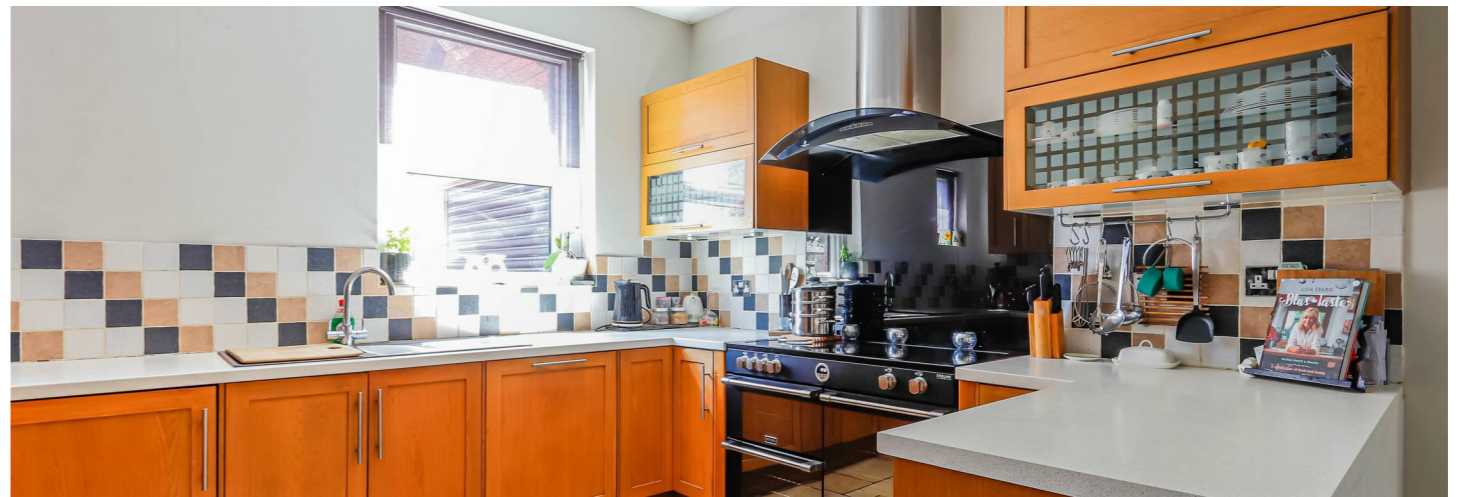
GARAGE 14'05" x 10'02" (4.39m x 3.10m)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

