



COLCOT ROAD

BARRY

COLCOT ROAD

BARRY, CF62 8UJ

£279,500 -

FREEHOLD



3 Bed



1 Bath



946.88 sq ft

This semi-detached, three bedroom property is now available for sale with KNIGHTS. It is a well-loved family home with a fantastic plot and in an ideal location. There are nearby shops, schools, public transport and leisure facilities.

Property briefly comprising; Porch, Entrance hallway, Living room, Dining room, Kitchen, Conservatory and downstairs w/c to the ground floor. Three bedrooms and bathroom to the first floor. Large rear garden. Detached garage and off road parking for multiple vehicles.

FOLLOW OUR INSTAGRAM AND FACEBOOK FOR EXCLUSIVE CONTENT SUCH AS VIDEO TOURS, ADDITIONAL IMAGES AND NEW PROPERTIES.
@KNIGHTSESTATEAGENTS

ENTRANCE

Via UPVC door with obscure glass panels leading into;

PORCH

UPVC double glazed windows to the front and side elevations. Tiling to walls and floor. Door leading to;

HALLWAY

Coving to ceiling. Staircase rising to first floor landing with fitted carpet and understair storage. Radiator. Wood effect flooring. Doors off to all rooms.

LIVING ROOM

13'5" x 12'7"

Coving to ceiling. Picture rail. Dado rail. Feature fireplace with gas fire in situ. Built in display unit with storage space. Two radiators. Fitted carpet. Double doors to the rear elevation leading to conservatory. Sliding doors opening to;

DINING ROOM

14'3" x 9'11"

UPVC double glazed window to the front elevation. Picture rail. Radiator. Fitted carpet.

KITCHEN

9'3" x 7'5"

UPVC double glazed window to the side elevation. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. Slot in cooker. Wood effect flooring. Door into;

CONSERVATORY

UPVC double glazed windows and door to the rear elevation overlooking and leading to the rear garden. Lighting. Power points. Radiator. Fitted carpet and tiles to the floor.

W/C

3'10" x 2'9"

UPVC double glazed window to the side elevation. Low level w/c. Wash hand basin with twin taps over. Tiling to splash back areas. Wood effect flooring.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Coving to ceiling. Access to loft space. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

13'7" x 11'2"

UPVC double glazed window to the front elevation. Coving to ceiling. Range of built in wardrobes, with hanging space and shelving. Radiator. Fitted carpet.

BEDROOM TWO

13'7" x 9'5"

UPVC double glazed window to the front elevation. Coving to ceiling. Picture rail. Built in wardrobe. Radiator. Fitted carpet.

BEDROOM THREE

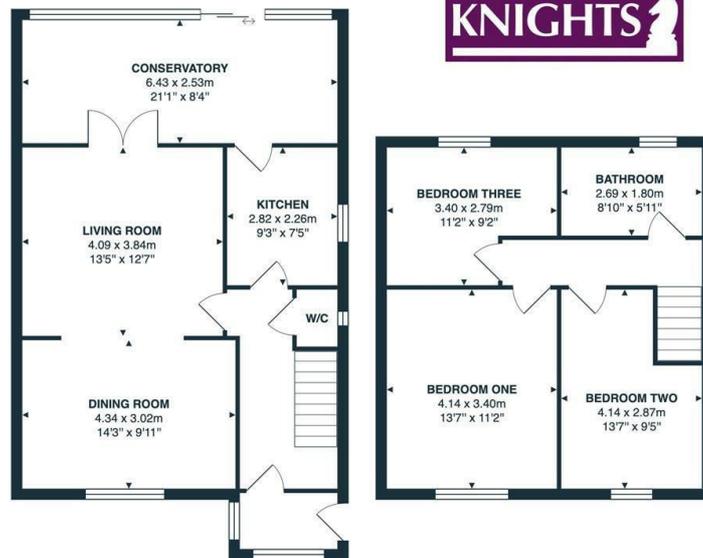
11'2" x 9'2"

UPVC double glazed window to the rear elevation. Picture rail. Built in cupboard housing the wall mounted combination boiler. Radiator. Fitted carpet.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	



Colcot Road, Barry, CF62 8UJ

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS