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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Colcot Road*

NORTH BARRY



*From the moment I walked into this home, I was truly impressed. The current owners have maintained it beautifully, and it's clear they've cared for every detail. Despite being on a busy road, the garden offers a wonderful sense of peace and serenity. Sitting there on a sunny day, with birds chirping, it felt like a real retreat. It's the perfect combination of space, comfort, and a calm outdoor space that makes this property so special.*

Comments by Mrs Samantha Draisey



**Property Specialist**  
**Mrs Samantha Draisey**  
 Branch manager

samantha@jeffreycrossandknights.co.uk



*We've always loved how bright and spacious the house feels. The layout works perfectly for family life, with plenty of room to relax, entertain, or just enjoy everyday living. The bedrooms are comfortable and versatile, and the living areas have been perfect for both quiet nights in and social gatherings. The garden has always been a favourite spot of ours, offering a private space to unwind and enjoy the outdoors. It's a home that's been full of happy memories and truly feels welcoming from the moment you step inside.*

Comments by the Homeowner

Colcot Road, Barry, CF62 8UH



Total Area: 244.1 m<sup>2</sup> ... 2628 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Colcot Road

North Barry, Barry, CF62 8UH

Guide Price

£470,000



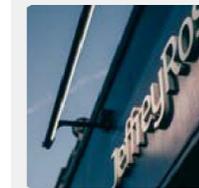
4 Bedroom(s)



2 Bathroom(s)



1959.03 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Positioned on the sought-after Colcot Road in Barry, this impressive semi-detached home offers a fantastic blend of space, comfort, and practicality, making it ideal for modern family living. Spanning approximately 1,959 sq ft, the property features two generously sized reception rooms, providing versatile spaces for relaxing, entertaining, and spending time together as a family.

The home comprises four well-proportioned bedrooms and two modern bathrooms, catering perfectly to the needs of a busy household. A large extension to the side and rear further enhances the living space, offering flexibility for a family room, home office, play area, or whatever suits your lifestyle.

One of the standout features of this property is the large, sunny garden, a peaceful retreat perfect for enjoying the outdoors, hosting summer gatherings, or allowing children to play safely. It's a space that truly complements the home's family-friendly appeal.

Situated in a popular and well-connected area, this semi-detached house offers a wonderful opportunity to secure a spacious family home with versatile living areas, ample bedrooms, and a delightful garden. It's a property not to be missed.



HALLWAY 5'04" (1.63m )

LIVING ROOM 11'07" x 12'10" / 14'09"  
(3.53m x 3.91m: / 4.50m )

DINING ROOM 11'0" x 13'0" (3.35m x 3.96m )

KITCHEN/DINER 14'08" x 16'10" (4.47m x 5.13m )

UTILITY ROOM 9'08" x 5'11" (2.95m x 1.80m )

W/C 2'07" x 2'11" (0.79m x 0.89m )

HALLWAY 6'0" / 2'09" (1.83m / 0.84m )

BEDROOM ONE 23'02" / 9'08" x 16'09" / 10'05"  
(7.06m / 2.95m x 5.11m / 3.18m )

ENSUITE 6'07" x 5'09" (2.01m x 1.75m )

BEDROOM TWO 12'11" / 14'09" x 11'01"  
(3.94m / 4.50m x 3.38m )

BEDROOM THREE 9'07" x 16'04" (2.92m x 4.98m )

BATHROOM 9'07" / 6'07" x 10'02" (2.92m / 2.01m x 3.10m )

LOFT A 14'03" x 15'03" (4.34m x 4.65m )

LOFT B 13'01" x 11'04" (3.99m x 3.45m )

W/C 7'02" / 4'01" x 4'07" / 17'04" (2.18m / 1.24m x 1.40m / 5.28m )

GARAGE 10'01" x 21'09" (3.07m x 6.63m )





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

