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29 Coldbrook Road East, Barry CF63 1NF
£280,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated on Coldbrook Road East in the charming town of Barry, this delightful bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the space.

The property boasts a well-appointed bathroom, designed for both functionality and comfort. The kitchen area, while not specified, typically complements the living space, providing a practical area for meal preparation and dining.

One of the standout features of this bungalow is the ample parking available for two vehicles, a rare find in many residential areas. This convenience adds to the overall appeal, making it easier for you and your guests to come and go without the hassle of street parking.

Coldbrook Road East is situated in a pleasant location, offering a blend of tranquillity and accessibility. Residents can enjoy the nearby amenities and local attractions that Barry has to offer, including beautiful coastal walks and vibrant community life.

In summary, this bungalow on Coldbrook Road East is a wonderful opportunity for anyone looking to settle in a lovely area of Barry. With its two bedrooms, inviting reception room, and convenient parking, it is a property that promises comfort and ease of living. Do not miss the chance to make this charming bungalow your new home.







FRONT
Brick-built surrounding wall, laid lawn, mature shrubbery, raised flower borders, wall-mounted lighting, and a concrete pathway with stainless steel handrails leading to the entrance and rear elevation. Wooden front door with obscure glass opening into the entrance hallway.

ENTRANCE HALLWAY
14'3 x 6'8 (4.34m x 2.03m)
Smoothly plastered ceiling with coving, plastered walls, tiled flooring, wooden-framed double glazed window to the side elevation, wall-mounted radiator, and doors leading to the living room and WC cloakroom.

W.C/CLOAKROOM
4'8 x 3'4 (1.42m x 1.02m)
Plastered ceiling with coving, plastered walls, tiled flooring, obscure double glazed window to the side aspect, close-coupled toilet, wall-mounted wash hand basin with electric tap, and a wall-mounted radiator.

LIVING/DINING ROOM
24'6 x 13'2 (7.47m x 4.01m)
Plastered ceiling with coving, plastered walls, fitted carpet, feature gas fireplace with wooden surround, marble inserts, and marble hearth. Includes a large dining bay window with double glazed panes to the side elevation, double glazed sliding patio doors leading to the rear garden, wall-mounted radiators, and a wooden door leading to the inner hallway.

INNER HALLWAY
17'6 x 2'9 (5.33m x 0.84m)
Plastered ceiling with loft access and coving, plastered walls, fitted carpet, wall-mounted radiator, wooden doors to the shower room, laundry room, two bedrooms, and a wooden glass-panelled door opening to the kitchen.

LAUNDRY ROOM
6'7 x 5'0 (2.01m x 1.52m)
Plastered ceiling with coving, plastered walls, tiled flooring, obscure double glazed window to the side aspect, wall-mounted. Baxi combination boiler, plumbing for a washing machine, and space for a tumble dryer.

KITCHEN
13'2 x 9'9 (4.01m x 2.97m)
Plastered ceiling with coving, ceramic tiled walls, ceramic tiled flooring, double glazed window, and an obscure glass wooden door opening to the rear garden. Eye-level wall units and base units with laminate work surfaces, stainless steel 1.5 bowl sink with mixer tap and drainer, integrated gas hob with extractor hood over, integrated electric oven and grill, and space for an under-counter fridge or freezer.

BEDROOM ONE
13'5 x 9'9 (4.09m x 2.97m)
Plastered ceiling with coving, plastered walls, vinyl flooring, double glazed bay window overlooking the front elevation, fitted storage cupboards, and a wall-mounted radiator.

BEDROOM TWO
12'8 x 10'3 (3.86m x 3.12m)
Plastered ceiling with coving, plastered walls, fitted carpet, double glazed bay window overlooking the front elevation, and a wall-mounted radiator.

FAMILY SHOWER ROOM
8'7 x 7'6 (2.62m x 2.29m)
Plastered ceiling with inset spotlights and extractor fan, aqua-panelled walls, non-slip vinyl flooring, obscure double glazed window to the side aspect, tall chrome towel rail heater, and a wall-mounted radiator. Walk-in shower cubicle with mains-operated shower, vanity unit housing a close-coupled toilet, bidet, ceramic sink with mixer tap, and under-sink storage.

REAR GARDEN
Fully enclosed with feather-edge timber fencing, paved patio areas, raised flower borders, mature shrubbery, and slate chippings. Detached Garage: Steps rising to access, fitted with power and lighting, up-and-over door, side-elevation wooden door, double glazed window, and an external garage light.

COUNCIL TAX
Council tax band D.

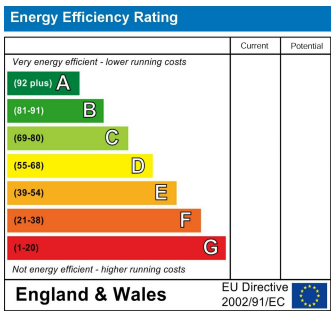
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The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

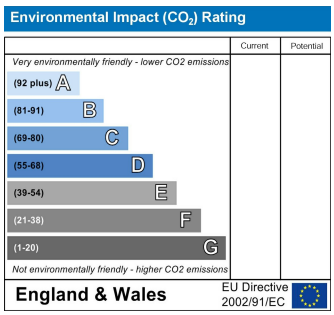
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.











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