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## 14 Coldbrook Road East, Barry CF63 1NF £340,000 Freehold

2 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Situated on Coldbrook Road East in the charming town of Barry, this fully renovated semi-detached bungalow offers a delightful blend of modern living and traditional charm. With two spacious double bedrooms conveniently located on the ground floor, this property is perfect for those seeking comfort and accessibility.

The extended dining room seamlessly opens into a family living room, creating an ideal space for entertaining guests or enjoying quality time with loved ones. The modern, fully fitted kitchen is a chef's dream, equipped with contemporary appliances and ample storage, making meal preparation a pleasure.

The bungalow boasts two well-appointed bathrooms, ensuring convenience for both residents and visitors. The loft is ideal for further living or hobby area. Outside, the sizeable rear garden provides a tranquil retreat, perfect for outdoor gatherings or simply enjoying the fresh air. The front of the property features a block-paved driveway, offering parking for up to two vehicles, a valuable asset in this desirable area.

This property is not just a home; it is a lifestyle choice, combining comfort, style, and practicality in one of Barry's sought-after locations. Whether you are a small family, or looking to downsize, this bungalow is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this stunning property your own.



## FRONT

The front of the property features a block-paved driveway for multiple vehicles, enclosed by timber fencing and brick walls. There is a lawn area with mature shrubbery and block-paved steps leading to the composite front door.

## Entrance Porch

The entrance porch is accessed via a composite double-glazed door with an obscure glass window and skylight. It features a smoothie-plastered ceiling and walls, period wall tiles, and wood parquet-style flooring. An oak glass panel door with a stained-glass skylight leads to the entrance hallway.

## Hallway

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. Access to the electric consumer unit. Oak doors lead to the bedrooms, family bathroom, loft space, and living room.

## Bedroom One

13'3 x 11'3 (4.04m x 3.43m)

Features a plastered ceiling with coving, plastered walls with picture rails, and fitted carpet flooring. There is a UPVC double-glazed front bay window overlooking the front elevation and a wall-mounted radiator.

## Bedroom Two

13'3 x 11'2 (4.04m x 3.40m)

This room has a plastered ceiling with coving, plastered walls with picture rails, and fitted carpet flooring. It also includes a UPVC double-glazed front bay window and a wall-mounted radiator.

## Family Bathroom

11'2 x 9'2 (3.40m x 2.79m)

Plastered ceiling with an extractor fan, plastered walls with porcelain tiles, and vinyl flooring. Features include a large UPVC obscure glass window, an understairs storage cupboard, and a Victorian-style towel rail heater. The suite comprises a vanity wash basin with drawers, a close-coupled toilet, a freestanding bath with a waterfall mixer tap, and a double walk-in shower cubicle with a mains-operated shower. A touch LED backlit mirror is also present.

## Hobby Area

16'2 x 12'7 (4.93m x 3.84m)

Accessed via stairs. Plastered ceiling and plastered walls, and a UPVC double-glazed Velux window. Additional features include storage in the eaves, a wall-mounted radiator, and access to an en-suite shower room.

## En-Suite

8'8 x 5'2 (2.64m x 1.57m)

Sloping plastered ceiling and walls with porcelain tiles. It is fitted with vinyl flooring, a wall-mounted vanity wash basin, a close-coupled toilet, and a walk-in shower cubicle with a mains-operated shower. An extractor fan and a vertical towel rail heater are also included.

## Kitchen

14'6 x 8'5 (4.42m x 2.57m)

Plastered ceiling with pendant lighting, plastered walls with ceramic splashback tiles, and decorative vinyl flooring. Shaker-style units with eye-level and base cabinets are complemented by laminate work surfaces and integrated downlighting. UPVC double-glazed windows overlook the rear and side. Appliances include a five-ring Bosch gas hob with an extractor fan, an integrated Bosch oven and grill, a fitted tall fridge and under counter freezer. Plumbing for a washing machine and tumble dryer. A wall-mounted combination boiler is enclosed. An oak glass panelled door leads to the living and dining area.

## Living/Dining Room

28'9 x 11'3 (8.76m x 3.43m)

The dining area extension has a plastered ceiling with inset spotlighting, Velux skylight windows with integrated blinds, and surrounding UPVC double-glazed windows with integrated blinds. A door opens to the rear garden. The living area features a plastered ceiling, plastered walls with wall-mounted lighting, fitted carpet, and a fireplace with a timber mantle. Wall mounted radiators.

## REAR GARDEN

The larger-than-average rear garden is enclosed by timber fencing. It includes a patio area with non-slip porcelain tiles and a wooden pergola with integrated lighting and electric heating. There are outside electric sockets, a lawn with a pathway leading to a decked patio, and access to a timber-built summerhouse. The summerhouse has full power and lighting and is currently used as a sitting room and bar. The side garden has a raised patio with non-slip porcelain tiles, stone chippings, space for a shed, and wooden gates leading to the front.

## COUNCIL TAX

Council tax band C.

## DISCLAIMER

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

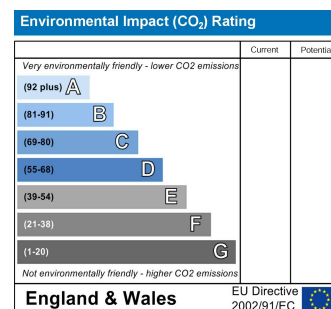
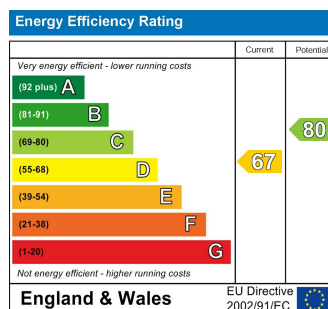
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## PROCEEDS OF CRIME ACT 2002

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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