



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk)  
[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



## 76, Colcot Road, Barry CF62 8HP £340,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

Situated on the charming Colcot Road in Barry, this delightful semi-detached house offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The thoughtful layout enhances the flow of the home, creating a welcoming atmosphere throughout.

Colcot Road is well-positioned, providing easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to make this house your home.





## FRONT

Block paved driveway for multiple vehicles. Laid to lawn with mature hedges and shrubbery. UPVC double glazed door opening to the entrance porch.

## Entrance Porch

Poly-carbonate sloping roof with UPVC double glazed windows surrounding. Carpet tiled flooring. Aluminium double glazed door opening to the hallway.

## Hallway

9'10 x 6'10 (3.00m x 2.08m)

Papered ceiling with coving. Papered and timber panelling walls. Fitted carpet flooring. Wooden stair case and fitted carpet stairs rising to the first floor. Traditional doors opening to living room and further lounge diner. Radiator.

## Living Room

13'9 x 11'6 (4.19m x 3.51m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed bay windows to the front aspect. Radiator.

## Lounge/Dining Room

21'10 x 13'9 (6.65m x 4.19m)

Plastered and textured ceiling with coving. Papered walls. Fitted carpet flooring. Radiators. Gas fireplace with timber surround and marble hearth. Cupboard enclosing hot water tank. UPVC double glazed sliding patio doors to the rear patio. Sliding wooden door to rear lobby.

## REAR LOBBY

7'4 x 3'9 (2.24m x 1.14m)

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. Doors to kitchen and shower room. UPVC double glazed door opening to the side aspect.

## Kitchen

11'4 x 6'11 (3.45m x 2.11m)

Plastered ceiling, plastered walls and tiled carpet flooring. Double glazed windows to the side aspect. Kitchen comprises of eye level wall units. Base units with work surfaces over. Fitted electric oven and hob. Plumbing for washing machine. Space for under counter fridge/freezer. Stainless steel 1 1/2 sink with mixer over.

## Shower Room

6'10 x 4'10 (2.08m x 1.47m)

Plastered ceiling. Plastered walls with aqua panelling. Non slip vinyl flooring. UPVC double glazed window to the rear aspect. Pedestal wash hand basin and w.c. Walk in shower with glass shower screen. Electric shower over. Towel rail heater.

## FIRST FLOOR

### Landing

Timber cladded ceiling with loft access. Papered and wood panelling walls. Fitted carpet flooring. Traditional doors to bedrooms and family shower room.

### Bedroom One

13'9 x 11'5 (4.19m x 3.48m)

Papered ceiling with coving. Papered walls with picture rails. Fitted carpet flooring. Fitted wardrobes with sliding mirrored doors. UPVC double glazed bay windows to the front aspect. Radiator.

### Bedroom Two

11'3 x 9'3 (3.43m x 2.82m)

Papered ceiling, papered walls with picture rails. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

### Bedroom Three

11'3 x 8'6 (3.43m x 2.59m)

Papered ceiling with coving. Papered walls with picture rails. Fitted wardrobes with sliding doors. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

## Family Shower Room

6'11 x 6'2 (2.11m x 1.88m)

Plastered ceiling. Tiled walls. Vinyl flooring. UPVC double glazed window to the front aspect. Vanity wash hand basin and w.c with storage under. Shower cubicle with glass sliding shower screen. Mains operated shower over. Radiator.

## REAR GARDEN

A level rear garden with paved patio area. Laid to lawn with established shrubbery throughout. Feather edge fencing. Outside lighting and tap. Wooden side gate to the side aspect.

## GARAGE

Roller shutter door opening with lighting and power.

## COUNCIL TAX

Council tax band E.

## 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

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.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

