



£250,000
freehold

**Colcot Road,
Barry, CF62 8HP**

- EPC Rating: C
- SEMI DETACHED BUNGALOW
- LARGE REAR GARDEN
- SHOWHOME PRESENTATION
- NO CHAIN





About The Property

Rare opportunity to purchase this semi detached bungalow in the West End of Barry. Showhome presentation. Two bedroom. Two reception rooms. Large kitchen/dining area. Ample off road parking. Large rear garden with large storage area having pitched roof. Wood shelter. Viewing highly recommended to appreciate size and condition. No chain.

Accommodation

Hallway

Enter through UPVC half glazed door with glazed side panel, ceramic tiled floor.

UPVC door into main hall with built in cupboard housing wall mounted boiler, gas and electric meters and electrical fuse box. Opaque window to side, doors leading to :-

Lounge

13' 6" x 13' 3" (4.11m x 4.04m)

Fitted carpet, open fireplace with log burner in situ, window to rear. Doorway to bedrooms and archway to :-

Kitchen/dining Room

17' 10" x 16' 7" (5.44m x 5.05m)

Laminate flooring to dining area, radiator, double glazed french doors leading to rear garden. Ceramic tiling to kitchen floor, range of wall and base units with black granite work surfaces, inset Belfast sink, mixer tap, built in electric oven with five ring gas burner hob with stainless steel extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, half glazed door to rear garden.



Reception Room 2

13' 11" x 11' 2" (4.24m x 3.40m)

Fitted Carpet, double glazed bay window to front elevation, living flame coal effect gas fire with cast iron surround.

Inner Lobby

Fitted carpet, loft access, which has ladder and is half boarded. Doors to :-

Bedroom 1

13' 6" x 13' 3" (4.11m x 4.04m)

Fitted carpet, radiator, range of wardrobes with some mirrored doors, double glazed window

Bedroom 2

11' 7" x 11' 2" (3.53m x 3.40m)

Fitted carpet two UPVC windows to front elevation radiator, picture rail flat plastered ceiling.

Bathroom

Fully tiled bathroom with contemporary fittings, comprising of white suite with WC, panelled bath with shower screen and wall mounted power shower, vanity unit with inset sink, radiator, opaque double glazed window to rear.

Gardens

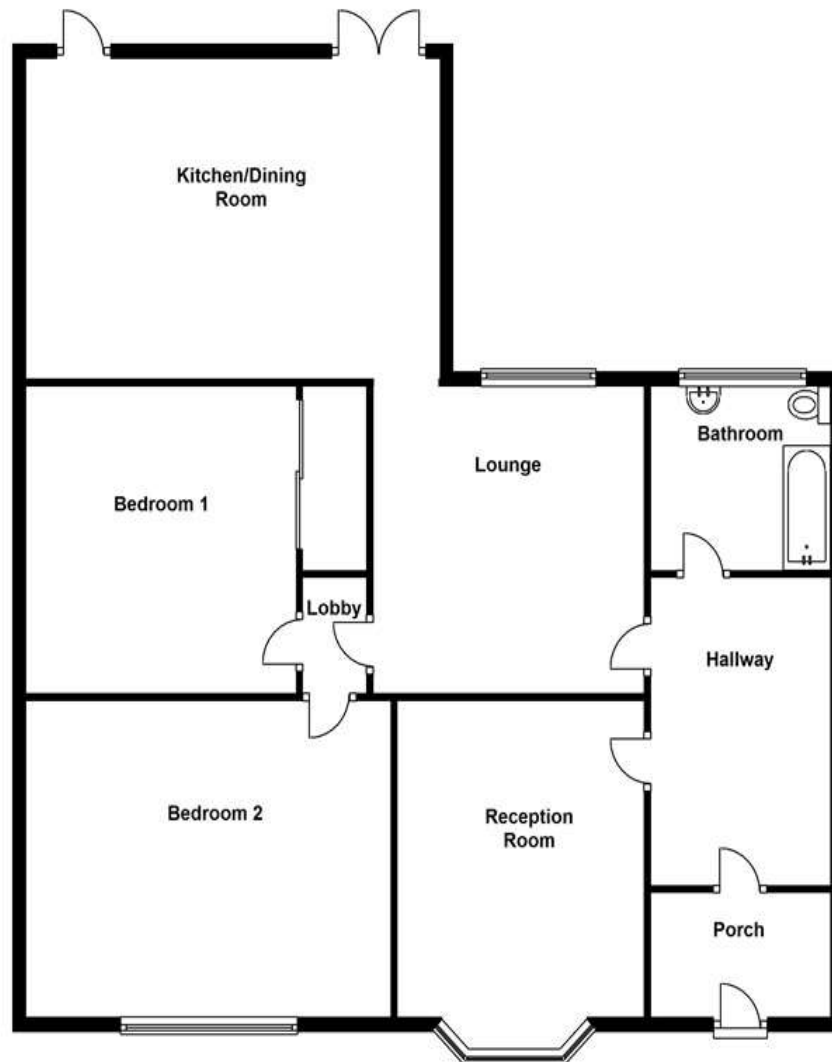
FRONT driveway providing ample off road parking. Mainly laid to lawn, side gate giving access to rear garden.

REAR Good sized enclosed garden backing on to Buttrills field mainly laid to lawn with patio area and good sized storage room with pitched roof, light and power. Wood shelter.

Disclosure Of Interest

Please note the vendor of this property is a relative of an employee at Peter Alan Estate Agents

Ground Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.