



## Colcot Road , Barry, CF62 8UH £360,000

This semi-detached family home situated on the popular Colcot Road, is now available with KNIGHTS. With stunning original features and incredible handcrafted furniture throughout, this property is a must see. The impressive rear garden stretches far and backs onto the attractive butts playing field.

Property briefly comprising of; Two large reception rooms, kitchen and conservatory to the ground floor. Three bedrooms and family bathroom to the first floor. Grand rear garden with garage and off road parking for multiple vehicles.

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



## ENTRANCE

Via hardwood door with decorative obscure glass panels. Leading into;

## HALLWAY

Hardwood double glazed obscure window to the front elevation. Coving to ceiling. Two decorative ceiling roses. Handmade ash wood staircase with larger than average storage cupboard below. Radiator. Ash wood flooring. Doors off to all rooms.

## LIVING ROOM

12'7" x 12'5"

Hardwood double glazed bay window to the front elevation. Coving to ceiling. Picture rail. Ceiling rose. Range of handmade built in wooden furniture. Feature wooden fireplace. Radiator. Fitted carpet.

## DINING ROOM

14'0" x 11'5"

Double glazed glass panels to the rear elevation and hard wood door with glass panel leading into the conservatory. Coving to ceiling. Large decorative ceiling rose. Wall lights. Feature fireplace with gas fire in situ. Range of built in furniture. Radiator. Fitted carpet.

## KITCHEN

20'7" x 8'0"

Hardwood double glazed window to the side and rear elevation. Coving to ceiling. Range of wall and base units with laminate work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Five ring gas hob with extractor fan above. Built in eye level oven. Space and plumbing for white goods. Tiling to splash back areas. Radiator. Continuation of the ash wood flooring. Open to;

## CONSERVATORY

16'9" x 10'8"

Hard wood double glazed windows to the rear and side elevation. Hard wood double glazed patio doors to the rear elevation overlooking and leading out to the rear garden. Tiling to floor.

## FIRST FLOOR LANDING

Hardwood double glazed obscure window to the side elevation. Coving and ceiling rose. Access to completely boarded loft space with Velux windows via

dropdown ladder. Built in storage cupboard with shelving. Fitted carpet. Solid ash wood doors off to all rooms.

## BEDROOM ONE

13'9" x 10'5"

Hardwood double glazed bay window to the front elevation. Coving and ceiling rose. Range of handmade American oak furniture comprising of wardrobes, bedside tables, drawers and bed frame. Wall lights. Radiator. Fitted carpet.

## BEDROOM TWO

14'6" x 10'5"

Hardwood double glazed bay window to the rear elevation overlooking the garden. Picture rail. Range of fitted wardrobes, drawers and wall units. Radiator. Fitted carpet.

## BEDROOM THREE

10'0" x 6'11"

Hardwood double glazed window to the front elevation. Range of fitted furniture comprising; Wardrobes, bed frame and desk. Radiator. Fitted carpet.

## BATHROOM

8'2" x 7'9"

Hardwood double glazed obscure window to the rear elevation. Four piece suite comprising; low level w/c, pedestal wash hand basin with twin taps over, corner bath with mixer tap and shower attachment over and walk in shower cubicle with wall mounted mixer shower. Wood panelling to dado height. Heated towel rail. Cushion flooring.

## REAR GARDEN

Larger than average enclosed rear garden, mainly laid with lawn. Large patio area providing ample room for garden furniture. Access to garage.

## GARAGE

Large garage with access from the front and rear. Large driveway providing off road parking for multiple vehicles.

## Area Map



## Floor Plan



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