

The Overview

Property Name:
75 Colcot Road
Barry
CF62 8HL

Price:
£440,000

Qualifier:
Asking price

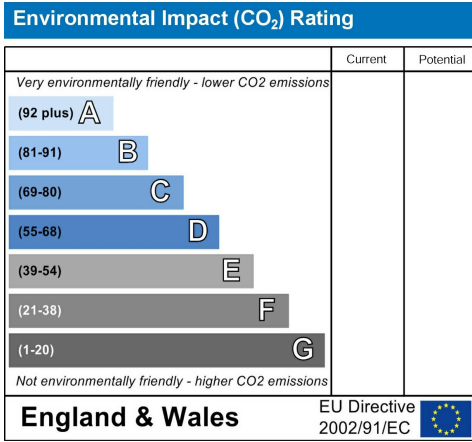
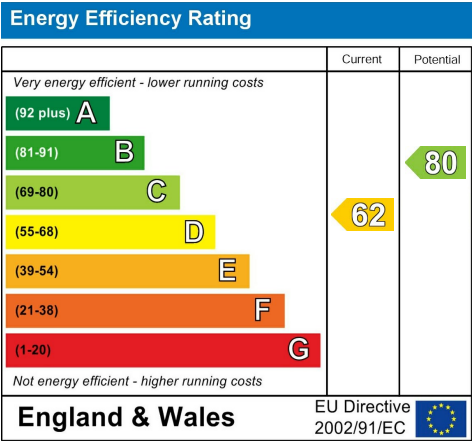
**4**

**2**

**2**

**D**

The EPC



The Bullet Points

- Large driveway with ample parking space
 - Extended open-plan kitchen and dining room
 - Separate Utility room
 - Garage
 - Walking distance to schools
- Original parquet flooring
 - Dedicated office space for working from home
 - Hot tub included
 - Walking distance to a bus stop
 - Walking distance to shops



The Main Text

Introducing this magnificent four-bedroom semi-detached property on Barry's highly sought-after Colcot Road. This spacious home will impress, perfectly blending modern comforts and period charm.

As you approach the property, you are greeted by a large driveway providing ample parking space and a garage. Located in a prime location with easy access to local amenities, schools, and transportation links, this property offers the perfect combination of convenience and comfort.

Take advantage of the opportunity to own this stunning four-bedroom semi-detached property. Contact us today to arrange a viewing and make this beautiful house your new home.

Ground Floor

The eye-catching porch leads you into the entrance hall, adorned with original parquet flooring and beautiful period coverings, setting the tone for the elegance that awaits.

The ground floor boasts a generously sized living room featuring a bay window, gas fire, and double doors that open into the dining room. The flooring seamlessly flows through these rooms, creating a sense of continuity and space. The under-stair area provides additional storage, maximizing the functionality of the property.

An extended open-plan kitchen and dining room await, complete with skylights that flood the area with natural light. The inclusion of an island adds a touch of luxury and creates the perfect space for family gatherings and entertaining guests. French doors reveal a vast, impressive-sized garden, perfect for outdoor activities and relaxation.

Working from home has never been more convenient, with a dedicated office space ensuring privacy and productivity. A separate utility room and a downstairs bathroom add to the practicality of the layout. Plus, enjoy internal access to the garage, providing the utmost convenience for parking and storage.

First Floor

Ascending to the first floor, you will find a family bathroom featuring a bath and shower combination. Both bedrooms on this level are spacious double rooms with bay windows, bathing the rooms in natural sunlight. The main bedroom offers the luxury of a large en-suite with a shower.

Top Floor

Finally, the top floor presents a fantastic loft conversion. This versatile space provides ample storage in the eaves and houses two additional bedrooms, catering to your family's needs.

Additional Information

Tenure: Freehold
EPC Rating: 62 (D)
Council tax band: E
Borough: Vale of Glamorgan
Underfloor heating in the kitchen
Hot tub included
Treehouse included
58-metre fully fenced garden

Local Area

The property is in a highly desirable location on Colcot Road in Barry, offering a fantastic local area for residents to enjoy. Barry is a vibrant town known for its coastal charm and rich history. Within proximity, residents can explore the beautiful Barry Island

with its sandy beaches, lively amusement park, and stunning coastal walks. The town centre is bustling with various shops, cafes, and restaurants, catering to all tastes and preferences. Families will appreciate the excellent schools in the area, providing quality education options. Transport links are easily accessible, with nearby train stations and bus routes connecting residents to Cardiff and surrounding areas. Overall, the local area offers a delightful blend of natural beauty, entertainment, amenities, and convenient transportation, making it an ideal place to call home.

Schools

The local area boasts a selection of excellent schools, ensuring top-quality education for residents. Families will have access to various primary and secondary schools catering to different age groups and educational needs. These schools are known for their commitment to academic excellence, supportive learning environments, and dedicated teaching staff. Parents can choose from various educational philosophies, including public, private, and charter schools, providing options that align with their preferences and values. Some schools may offer specialized arts, sciences, or sports programs, allowing students to pursue their passions and interests. With a focus on nurturing students' intellectual, social, and personal growth, the local schools in this area provide a strong foundation for the educational journey of children and adolescents.

Transport Links

Excellent transport links, ensuring easy connectivity for residents. Commuters will appreciate the proximity to train stations, providing convenient access to nearby towns and cities. Bus routes are also readily available, offering reliable transportation options for local and longer journeys. For those who prefer to drive, the property's location provides quick access to major roadways, making commuting by car convenient and efficient. Additionally, the area may offer cycling and pedestrian-friendly routes, encouraging eco-friendly transportation alternatives. Whether travelling for work, leisure, or education, the well-connected transport links in the local area make it convenient and hassle-free to explore and commute to various destinations.

Get pre-approved for a mortgage

A pre-approval letter from a lender will give you a better idea of how much you can afford to spend on a property. This will also give you an advantage when making an offer on a property, as the seller will know you have already been approved for a mortgage.

Local Estate Agent - Conrad Binding

RE/MAX Estate Agents Barry is a local estate agency in Barry, Wales. As a self-employed estate agent, the business operates with over a decade of experience in the industry.

RE/MAX Estate Agents Barry specializes in helping clients buy and sell properties in the local area. They offer a range of services to clients, including property valuations, property listings, property management, and negotiating offers.

One unique aspect of RE/MAX Estate Agents Barry is their love for dogs. They understand the importance of pets in the home buying and selling process and welcome furry friends into their office.

Overall, RE/MAX Estate Agents Barry is a reliable and experienced estate agency business that focuses on providing quality service to its clients in the Barry area.

If you are interested in getting any advice, please get in touch with the local agent - Conrad Binding.



RE/MAX
PROPERTY HUB

75 Colcot Road, Barry, CF62 8HL

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

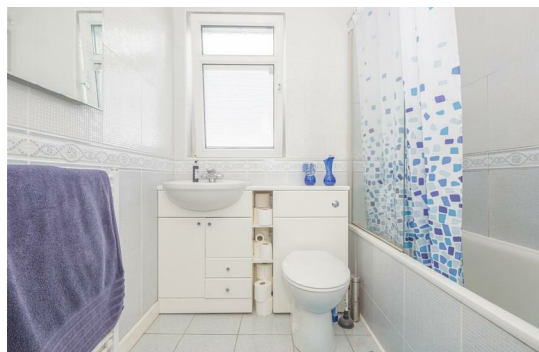
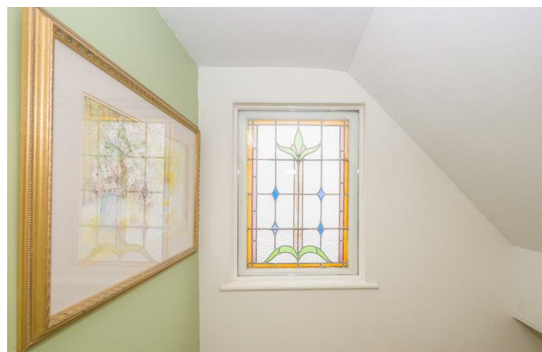
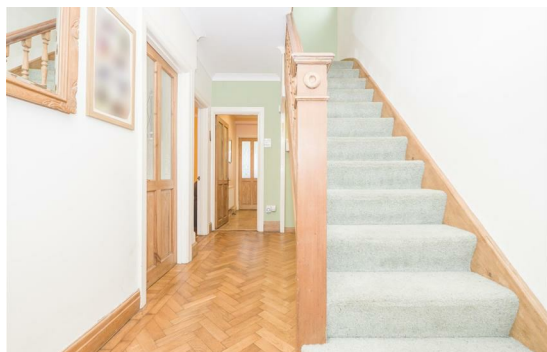
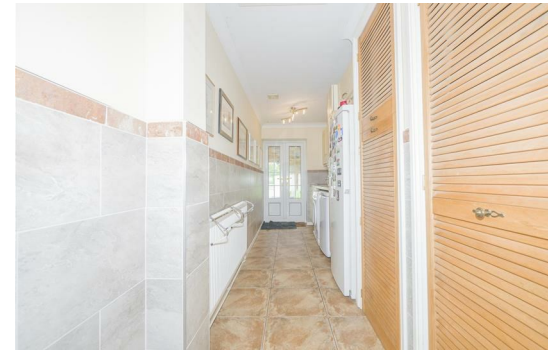


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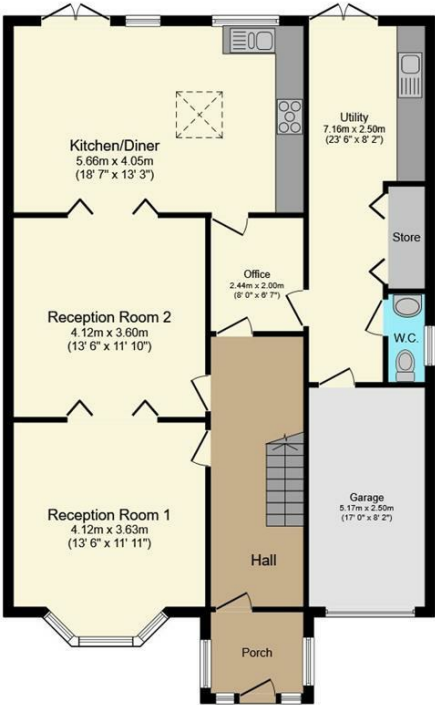


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The Floorplan

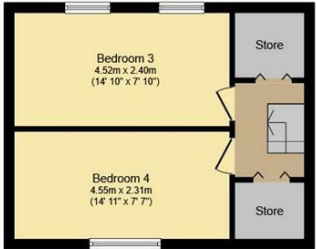
The Map



Ground Floor



First Floor



Loft Room



Total floor area 198.8 sq.m. (2,139 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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