



9 Colcot Road, Barry

£340,000

*** NEW *** Priory Estates are delighted to offer to the market this extended spacious four bedroomed semi detached property. Situated on the ever popular "Colcot Road" and offering spacious living accommodation. The property briefly comprises entrance porch, entrance hallway, living room, sitting room with bar area, kitchen, w.c, utility room and garage, to the first floor four bedrooms, master en suite and a family bathroom and stairs leading to the second floor offering a spacious loft roof suitable for storage/hobbies. To the front is in attractive garden laid to lawn with block paved driveway providing ample off road parking and to the rear is a good sized garden laid to patio with generous lawn area. Offered with No Chain. Viewing is advised.



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Entrance Porch

Entered via double glazed front door. Spacious porch with double glazed window to the side. Wood block floor. Radiator. Door to:

Entrance Hallway

Wood block flooring. Carpeted stairs rising to first floor. Radiator. Doors to ground floor rooms.

Lounge 14'11 x 12'11 (4.55m x 3.94m)

Double glazed bay window to the front. Wood block flooring. Radiator. Feature coal effect gas fire.

Dining Room 16'9 x 12' (5.11m x 3.66m)

Double glazed bay window to the rear overlooking the rear garden. Fitted carpet. Coal effect gas fire. Radiator. Double doors to:

Bar/Study 11'2 x 7'6 (3.40m x 2.29m)

With double glazed french doors to the rear providing access to the garden. Radiator. Fitted carpet. Fully fitted wooden bar offering fabulous entertaining potential.

Kitchen 13'8 x 8' (4.17m x 2.44m)

Fitted kitchen to provide a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Integral fridge and dishwasher. Stainless steel four burner gas hob and electric oven with extractor over. Breakfast bar of similar finish to work surfaces. Ceramic tile walls and floor. Radiator. Door to inner hall. Double glazed windows providing access to rear garden. Door to:

W.c

Low level close coupled w.c and pedestal wash hand basin.

Utility Room

Base units with work surface and sink and drainer with mixer taps over. Recess and plumbing for appliance. Double glazed window to the side. Door to storage cupboard housing meters and door to:

Garage

Integral garage with steel up and over doors. Light and power.

First Floor Accommodation

Carpeted stairs rising to first floor. Fitted carpet. Doors to all first floor rooms.

Bedroom One 16'10 x 12'1 (5.13m x 3.68m)

Main double bedroom with double glazed bay window to rear overlooking garden. Fitted carpet. Radiator. Range of fitted bedroom furniture to remain. Door to:

En Suite

Modern en suite shower room with suite to comprise close cistern w.c, attractive "jack and jill" sink with ample storage under and mirror with sensory lighting. Multi functional shower with modern glazed enclosure. Chrome heated towel rail. Double glazed window to the rear. Ceramic tile floor and walls. Spotlights.

Bedroom Two 14'9 x 10'11 (4.50m x 3.33m)

Second double bedroom with double glazed bay window to the front. Fitted carpet. Radiator. Range of fitted bedroom furniture to remain.

Bedroom Three 13'7 (max) x 8'1 (4.14m (max) x 2.46m)

L shaped bedroom with double glazed window to the rear overlooking garden. Fitted carpet. Radiator.

Bedroom Four 13'11 x 8' (4.24m x 2.44m)

Double glazed window to the front. Radiator. Fitted carpet.

Family Bathroom

Suite to comprise low level close coupled w.c and pedestal wash hand basin, jacuzzi bath with shower attachment over and separate glazed shower enclosure with shower insitu. Ceramic tile walls, floor and ceiling.

Second Floor Accommodation

Carpeted stairs rising to the second floor. Spacious loft room suitable for storage and hobbies. Fitted carpet. Two double glazed windows to the rear overlooking rear garden. Storage to the eaves. Door to further spacious storage room.

Outside

To the front:

Front garden laid to lawn. Attractive block paved patio driveway providing ample off road parking.

To the rear:-

Attractive good size rear garden laid to lawn with patio area.

