



£399,950

74 Colcot Road, Barry

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Impressive rear garden
- Fantastic location within great school catchment areas
- 3 bedroom bay fronted property
- Off road parking for at multiple vehicles
- Converted garage with electricity, perfect as home office or additional garden storage
- Recently improved well presented family home

Property Description

Welcome to this recently improved and beautifully presented three-bedroom bay-fronted home, perfectly positioned on Colcot Road. The property boasts an impressive rear garden, ample off-road parking for multiple vehicles, and a converted garage with electricity, making it perfect for use as a home office, studio, or additional storage. With its fantastic location in a well-regarded school catchment and thoughtful modern upgrades throughout, this is an ideal home for growing families.

Main Particulars

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The accommodation is arranged over two floors and briefly comprises a welcoming porch, a cosy snug or front living room, and a spacious open-plan lounge and dining area to the rear, which is ideal for modern family living. The ground floor also benefits from a well-appointed kitchen and a convenient WC/utility space. Upstairs, the property offers three generously sized bedrooms and a contemporary family bathroom.

Entrance Porch

Step into the property through a stylish composite door into a welcoming porch, featuring a window to the front that brings in plenty of natural light. The space is finished with eye-catching monochrome mosaic-effect flooring, adding a touch of character. A glazed door with matching side panel leads you through to the main home, creating a bright and inviting entrance.

Hallway

Engineered oak flooring, double panelled radiator. Staircase rising to first floor with spindled staircase, carpet runner and under stairs storage. Glazed doors into the separate snug/living room and family dining/living area.

Lounge/sung - 4.11m Max x 3.43m Max

Located at the front of the property, this cosy snug features a continuation of the oak flooring from the hallway, adding warmth and character. A beautiful bay window with colonial-style shutters allows plenty of natural light while offering privacy. An alcove with built-in shelving provides a practical touch, perfect for books, décor, or additional storage.

Dining/Living Room 6.50m x 3.89m

This impressive open-plan family living and dining room offers a perfect blend of style and functionality, ideal for modern family life. Engineered oak flooring flows seamlessly from the hallway through a glazed oak door, creating a sense of continuity and warmth. A built-in under-stairs storage cupboard provides a practical touch, keeping the space clutter-free. There's ample room for both a comfortable lounge area and a dining table, making it a fantastic space for entertaining or relaxing together. Newly fitted aluminium bi-fold doors span the rear wall, flooding the room with natural light and opening directly onto the garden, effortlessly extending your living space outdoors.

Kitchen - 3.40m Max x 2.54m Max

The kitchen is fitted with a stylish range of grey shaker-style base and wall units, perfectly paired with marble-effect laminate worktops for a modern look. An inset sink with mixer tap sits beneath a side-facing window, bringing in natural light while you cook or wash up. There's a built-in oven and hob with a sleek stainless steel extractor fan above, plus tiled splashbacks for a practical finish. You'll also find dedicated space and plumbing for a dishwasher and fridge/freezer, making this a well-equipped and welcoming kitchen space.

Utility and WC - 1.55m x 1.98m

This handy ground floor WC features a close-coupled toilet and a wash hand basin neatly inset into a vanity unit, offering both style and storage. There's also space and plumbing for a washing machine and tumble dryer, making it a practical utility area too. Tiled splashbacks and flooring add a smart finish, and an obscured side window brings in natural light while maintaining privacy.

Landing

This landing area features soft fitted carpet and a classic spindled balustrade, adding a touch of traditional charm. The ceiling provides convenient loft access for extra storage or potential expansion. Additionally, the space benefits from a built-in air purification system, designed to maintain fresh, clean air throughout the home by filtering out dust, allergens, and pollutants—perfect for enhancing indoor air quality and creating a healthier living environment.

Bedroom One - 4.11m x 3.48m (Max)

The spacious principal bedroom is located at the front of the house and offers plenty of room for a full range of bedroom furniture. A charming bay window fitted with colonial-style shutters adds character and floods the room with natural light, while the built-in window seat provides additional storage and a cosy spot to relax. Finished with soft fitted carpet and a radiator for year-round comfort, this is a bright and welcoming space to unwind.

Bedroom Two - 3.40m Max x 2.82m Max

This generously sized rear-facing double bedroom offers a peaceful retreat, enhanced by soft fitted carpet and a soothing, neutral colour scheme. A large window overlooks the garden, inviting in plenty of natural light and creating a bright, uplifting space. For added convenience, a built-in cupboard offers practical storage without compromising on the room's spacious feel.

Bedroom Three - 3.43m x 2.49m

This charming bedroom features wood-effect flooring and a rear-facing window that offers a lovely view over the impressive rear garden making it perfect for third bedroom or a cosy home office.

Bathroom - 2.03m Max x 1.65m Max

At the front of the property, you'll find a stylish family bathroom fitted with a modern white three-piece suite, including a close-coupled WC, pedestal wash hand basin, and a P-shaped bath with an overhead shower and glass screen. The space is finished with fully tiled walls and flooring, a radiator for added comfort, and an obscured window to the front, allowing in natural light while maintaining privacy.

Outside

Front Of Property

The property is set back from the road behind a spacious block-paved driveway, offering ample parking for several vehicles. Neatly kept hedging provides a touch of greenery and privacy, while a side gate offers convenient access to the rear garden. The driveway also leads to the converted garage, which is fitted with shelving, power, and lighting, and can still be accessed via the original up-and-over door—ideal for use as a home office, workshop, or additional storage.

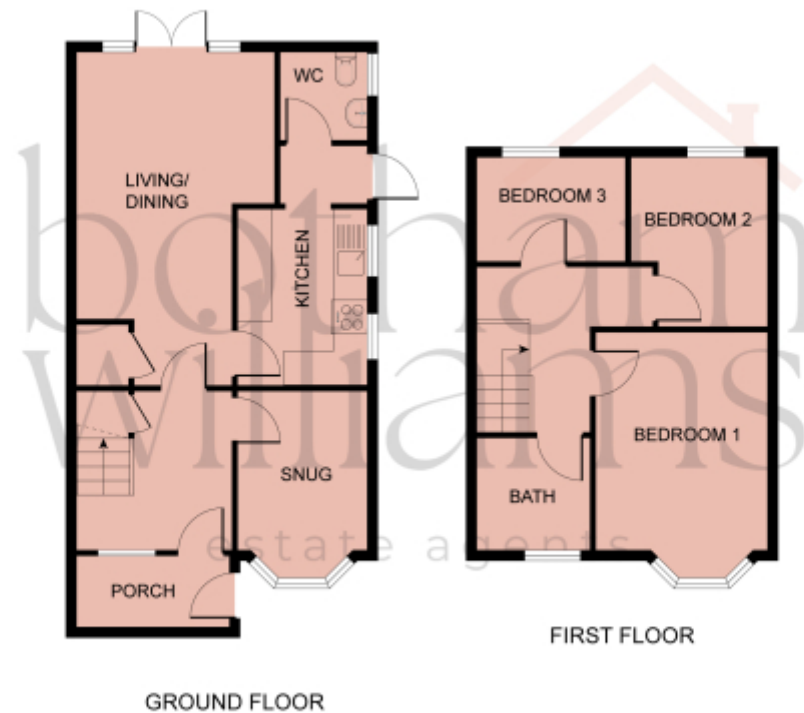
Rear Garden

This stunning, larger-than-average rear garden—measuring approximately 50 metres in length—is a true highlight of the property. Mostly laid to lawn, it features three distinct seating areas, perfect for relaxing or entertaining. Bi-fold doors from the house open onto a paved patio, while a shingled pathway winds its way down to an outdoor kitchen and an additional paved seating area at the far end. The garden is beautifully bordered with mature planting and colourful flower beds, creating a tranquil, well-established feel. To the side of the converted garage, there's a covered, raised decked area with a hot tub (which will remain), offering a private spot to unwind. An outside tap adds convenience, and a gated side entrance provides easy access to the driveway and front of the property.

Home office/workshop - 2.49m x 2.92m

This versatile space, formerly part of the garage, features practical ceramic tiled flooring and a base unit with a coordinating work surface making it ideal for storage or utility use. It's equipped with power and lighting, a rear-facing window for natural light and glazed patio doors that open directly onto the garden, creating a bright and functional area with plenty of potential.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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