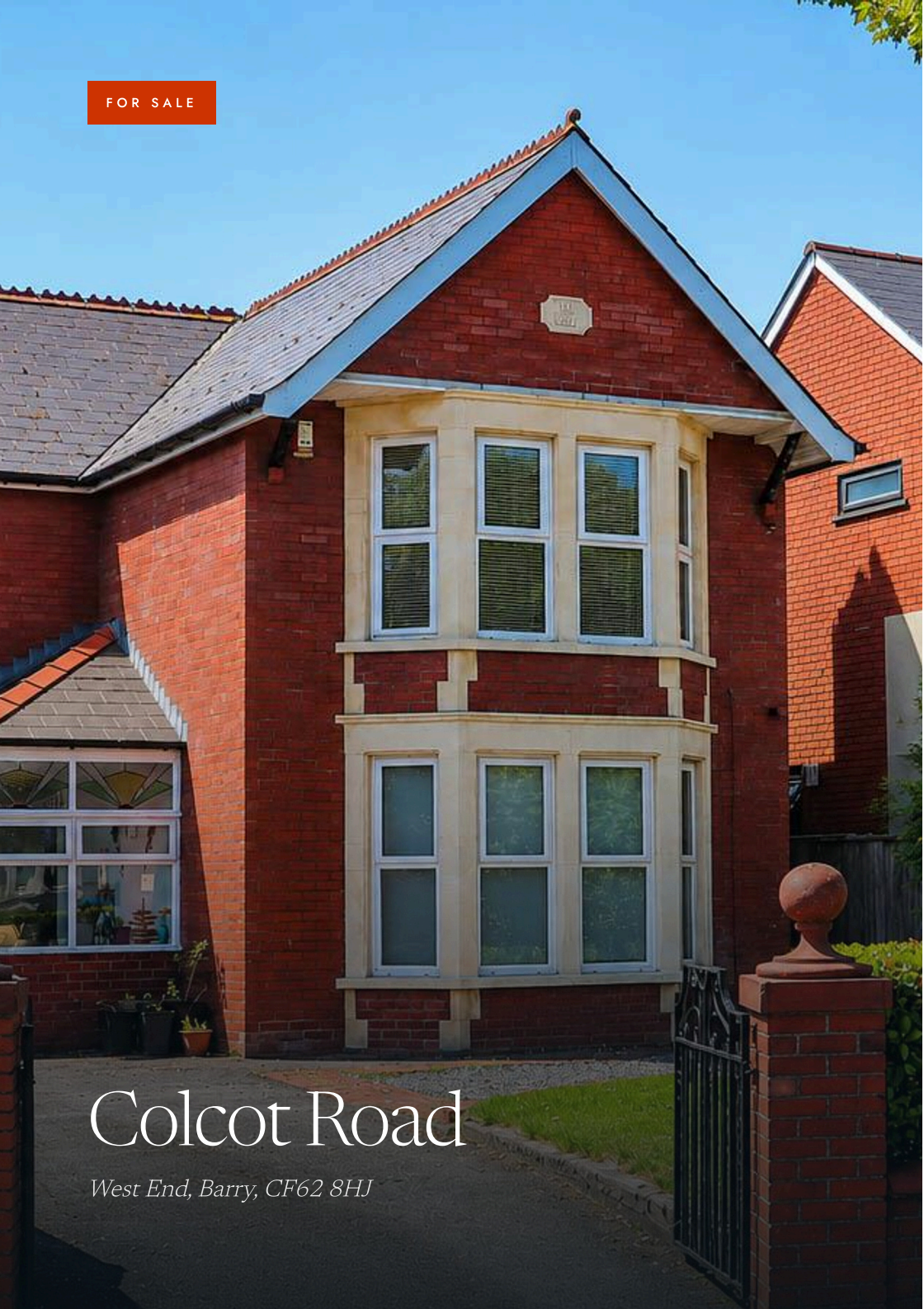


FOR SALE

Colcot Road

West End, Barry, CF62 8HJ

WEST END, BARRY

Colcot Road

West End, Barry, CF62 8HJ

OFFERS OVER

£500,000

3 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

1,772 SQ FT

The sellers have absolutely loved spending time in the garden over the years, and we can completely see why. It's such a beautifully kept and versatile outdoor space that feels both peaceful and welcoming. From summer gatherings on the patio to quiet afternoons enjoying the privacy and greenery, the garden really does feel like an extension of the home and is sure to be enjoyed by the next owners just as much.

GEORGIA FARR

SALES VALUER AND MARKETING MANAGER · BARRY

THE PROPERTY

Situated on the sought-after Colcot Road in Barry, this attractive detached home offers generous living space and excellent family accommodation. Extending to approximately 1,772 sq ft, the property features three versatile reception rooms and four charming log burners throughout, creating a warm and welcoming atmosphere.

The home boasts three well-proportioned double bedrooms, a family bathroom upstairs, and a convenient ground floor shower room. A thoughtfully designed rear extension provides an impressive additional living area, filled with natural light and overlooking the beautifully maintained garden, with a stylish log burner adding comfort year-round.

Outside, the garden is a standout feature, with a spacious patio ideal for outdoor dining and entertaining, a manicured lawn, and a delightful summer house perfect for relaxing, working from home, or hobbies.

Further benefits include off-road parking and a garage. Conveniently located within walking distance of local shops, schools, and public transport links, the property also falls within the catchment area for highly regarded schools, making it an ideal choice for families.

KEY FEATURES

1772 SQFT

DETACHED FAMILY HOME ON SOUGHT-AFTER COLCOT ROAD, BARRY

FOUR LOG BURNERS POSITIONED THROUGHOUT THE HOME

THREE SPACIOUS RECEPTION ROOMS IDEAL FOR FAMILY LIVING AND ENTERTAINING

THREE WELL-PROPORTIONED DOUBLE BEDROOMS

FAMILY BATHROOM PLUS ADDITIONAL GROUND FLOOR SHOWER ROOM

BEAUTIFULLY MAINTAINED REAR GARDEN WITH LARGE PATIO AREA

OFF-ROAD PARKING AND GARAGE

WALKING DISTANCE TO SHOPS, SCHOOLS, AND TRANSPORT LINKS

WITHIN CATCHMENT FOR HIGHLY REGARDED LOCAL SCHOOLS

INSIDE

Our favourite part of this home has to be the stunning rear garden. It's a space that feels peaceful and private. We've enjoyed morning coffees on the patio, entertaining friends in the summer and watching our children play on the lawn. The summer house at the rear is a perfect little escape to relax and unwind all year round.

THE OWNERS
WEST END, BARRY

ACCOMMODATION

PORCH	2.41m x 1.70m
HALLWAY	1.78m
LIVING ROOM	4.37m x 3.68m / 4.50m
DINING ROOM	3.58m / 4.37m x 3.30m
KITCHEN	3.56m x 2.69m
LOUNGE	6.22m x 5.59m
SHOWER ROOM	1.93m x 2.49m
LANDING	4.37m x 1.78m
BEDROOM ONE	3.68m x 4.37m
BEDROOM TWO	3.63m x 3.33m
BEDROOM THREE	2.74m x 3.63m
BATHROOM	1.78m x 1.70m
GARAGE	4.39m x 3.10m

FLOORPLAN

Colcot Road, Barry, CF62 8HJ

Total Area: 164.7 m² ... 1772 ft²

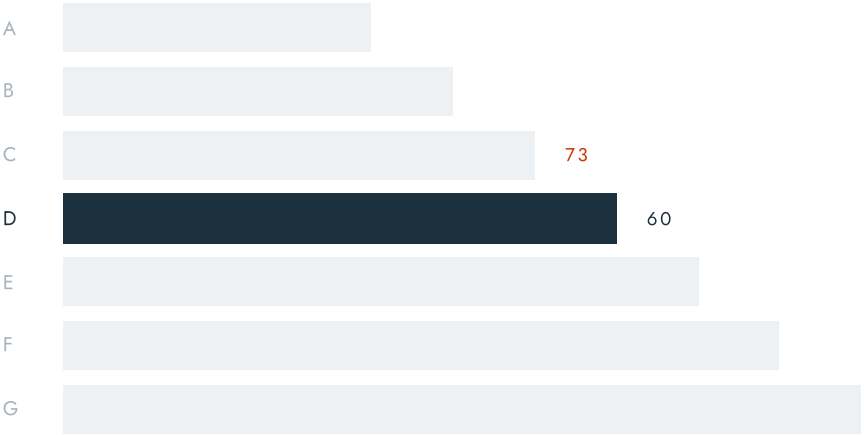
All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

Currently band D, with the potential to reach band C.



Rating 60 · potential 73. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,772 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £3,223 A YEAR *Vale of Glamorgan Council, 2026/27 estimate*
EPC RATING	60 · POTENTIAL 73

COME AND SEE IT

Arrange a viewing

Our Barry team can arrange a private viewing, usually within days – call 01446 700222.

Georgia Farr

SALES VALUER AND MARKETING MANAGER

BARRY BRANCH

01446 700222

84 HIGH STREET, BARRY, CF62 7DX

SCAN TO SEE WHAT'S NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 84 High Street, Barry, CF62 7DX. 01446 700222. The Property Ombudsman, membership D03828.
jeffreyross.co.uk

jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU