

The Bowers, Coldbrook Road West

Barry, The Vale Of Glamorgan, CF63 1LF



A very characterful 19th Century detached property offering very spacious family accommodation on a large plot, with a well sized rear garden and a detached bungalow style property - ideal for home working or to be used as additional accommodation. There is extensive off road parking and a garage. Viewing is highly recommended. EPC: Main House E, Bungalow D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

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£499,950

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Accommodation

Ground Floor

Porch

uPVC double glazed double doors with windows to either side, and above. Painted stone floor. uPVC double glazed inner door. Fitted wall light.

Entrance Hall

Fitted carpet. Central heating radiator. High level meter cupboard. Attractive original brick and stone archway through to the inner hall which also has a fitted carpet and staircase to the first floor with original curved timber hand rail. Doors to all reception rooms and the bathroom. Under stair cupboard.

Lounge 13' 11" into recess x 12' 2" (4.25m into recess x 3.72m)

A very attractive room with exposed stone wall, fireplace, wood burning stove, stone hearth and arched recesses with fitted shelving to either side. Fitted carpet. Exposed ceiling beams. uPVC double glazed window to the front. Central heating radiator. Power points. TV point.

Sitting Room 14' 0" into recess x 12' 1" (4.27m into recess x 3.69m)

A second sitting room, again with a very attractive, original exposed stone wall with fireplace, wood burning stove, stone hearth and arched recesses with fitted shelving. uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. TV point. Exposed ceiling beams.

Study 10' 11" x 7' 10" (3.34m x 2.39m)

uPVC double glazed windows to the side and rear. Exposed ceiling beams. Central heating radiator. Power points. Fitted carpet.

Bathroom 9' 4" x 7' 6" (2.85m x 2.28m)

Suite comprising a shower cubicle with mixer shower, panelled bath, wash hand basin and WC. uPVC double glazed window to the rear. Fitted roller blind and shutter. Part tiled walls. Extractor.

Dining Room 12' 0" x 15' 1" into recess (3.65m x 4.59m into recess)

Fitted carpet. Impressive brick fireplace with stone hearth and wood burning stove. Recess with fitted shelving. uPVC double glazed windows to either side. Central heating radiator. Power points. Exposed ceiling beams. Door to the kitchen at the rear.

Kitchen 11' 11" x 8' 11" (3.63m x 2.73m)

Quarry tiled floor. Fitted kitchen comprising a range of fitted wall and base units with black granite effect work surfaces. Recess for cooker with extractor hood over, and recess for fridge freezer. Plumbing for washing machine. Integrated dishwasher. Single bowl stainless steel sink with drainer. uPVC double glazed window to the garden and also into the conservatory. Part tiled walls. Central heating radiator. Door to the conservatory. Exposed ceiling beams. Power points.

Conservatory 9' 0" x 11' 4" (2.74m x 3.45m)

A spacious conservatory with excellent over the rear garden. Quarry tiled floor. uPVC windows and doors to the garden. Power points. Two central heating radiators.

First Floor

Landing

Fitted carpet to the stairs and landing. Open hatch to the loft space with pull down ladder. Central heating radiator. Phone point. uPVC double glazed window to the side. Doors to all rooms.

Bedroom 1 16' 3" to fitted wardrobe x 12' 1" (4.96m to fitted wardrobe x 3.69m)

Double bedroom to the front of the property with two uPVC double glazed windows overlooking the garden. Fitted wardrobes with louvered doors. Central heating radiator. Power points. Phone point. Exposed ceiling beams.

Bedroom 2 13' 2" into recess x 12' 2" (4.01m into recess x 3.71m)

A second double bedroom to the front of the property. uPVC double glazed window overlooking the garden. Two recesses with fitted shelving. Fitted wardrobes with louvered doors. Central heating radiator. Power points.

Bedroom 3 11' 1" x 7' 11" (3.39m x 2.42m)

Bedroom with uPVC double glazed window overlooking the rear garden. Central heating radiator. Fitted wardrobe with louvered doors. Power points. Exposed ceiling beam.

Bathroom 2 9' 6" x 8' 0" (2.9m x 2.44m)

Laminate floor. Suite comprising panelled bath, WC and wash hand basin. Part tiled walls. Exposed ceiling beam. uPVC double glazed window to the rear. Central heating radiator.

Bedroom 4 9' 0" x 8' 10" to wardrobes (2.74m x 2.68m to wardrobes)

Single bedroom to the side. uPVC double glazed window to the side. Two sets of fitted wardrobes, one to either side of the room - both with louvered doors. Central heating radiator. Power points.

Bedroom 5 12' 0" x 14' 0" into doorway (3.67m x 4.26m into doorway)

Double bedroom overlooking the rear garden. uPVC double glazed windows to the side and to the rear. Fitted wardrobes with louvered doors. Central heating radiator. Power points.

Bungalow

Porch

uPVC double glazed front door. Electrical consumer unit and gas central heating boiler. Timber glazed panel door to the lounge.

Bungalow Lounge 15' 5" x 13' 7" (4.69m x 4.14m)

Fitted carpet. Exposed ceiling beams. uPVC double glazed windows to the front and both sides. Power points. TV point. Central heating radiator. Extractor. Timber glazed panel door through to the bedroom.

Cupboard / Kitchenette 5' 7" x 4' 11" (1.69m x 1.5m)

Walk in cupboard with further cupboard housing a two zone electric hob, work surface and sink. Extractor and lights

Bedroom 15' 5" x 17' 5" into doorway (4.7m x 5.32m into doorway)

Large double bedroom across the full width of the rear of the property. Fitted carpet. Exposed ceiling beams. Two central heating radiator. Power and phone points. uPVC double glazed double doors with side panels, overlooking the garden / uPVC double glazed window to the side. Door to en-suite, and also into a large walk in cupboard.

En-Suite 5' 5" x 4' 11" (1.64m x 1.5m)

Fitted carpet. Shower cubicle with mixer shower. Wash hand basin and WC. uPVC double glazed window. Central heating radiator. Extractor fan.

Outside

Front

An attractive cottage garden giving excellent privacy to the house. Crazy paved patio. Mature trees, plants and shrubs. Off road parking for at least two cars leading to the garage. Area laid to stone chippings. Access to the bungalow and to the rear garden.

Garage

A detached double garage.

Rear Garden

An excellent, large, mature and private rear garden. Predominantly laid to lawn but with mature borders and trees to either side. Open aspect to the rear onto green space. Pond. Natural stone paving. Access to the front of the house and also to the bungalow at the side.

Additional Information

Tenure

We have been informed by the owners that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for the property is G, for the main house, which equates to a charge of £2,728.73 for the year 2020/21.

Approximate Gross Internal Area

2529 sq ft / 234 sq m (including bungalow).

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Bungalow

Floor Plan























