



£475,000

2 The Grove, Barry

Terraced House | 4 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Popular location near Romilly Park
- Attractive period home with original features
- Kitchen/diner with bi-fold doors
- Flexible living over three floors
- Four bedrooms, including characterful top floor
- Quality finishes throughout
- Low-maintenance garden with side access



## Property Description

Located on the sought-after The Grove in Barry, within walking distance of Romilly Park, this beautifully presented and deceptively spacious period home offers versatile accommodation arranged over three floors. The property seamlessly blends original character features with high-quality modern finishes, highlighted by an impressive kitchen/dining space and a low-maintenance rear garden. Ideally positioned for local schools, amenities, transport links and coastal walks.

## Main Particulars

Ground Floor

Porch & Entrance Hallway

Accessed via a front porch leading into a welcoming entrance hallway with coat rails, a glazed internal door with single-pane glass, solid oak internal doors, and a radiator with fitted shelf. Carpeted stairs rise to the first floor. LVT herringbone flooring runs from the hallway through to the lounge, kitchen and snug.

Living room – 4.41m x 3.83m

A stylish and elegant reception room positioned at the front of the property, featuring a bay window with fitted shutter blinds. Further benefits include LVT herringbone flooring, a media wall with feature fireplace, picture rails, decorative ceiling rose and oak doors.

Second Reception Room/Snug - 3.68m x 3.28m

A cosy and flexible reception room overlooking the rear of the property, ideal as a snug, home office or children's playroom.

WC - 1.18m x 0.72m

Conveniently located off the hallway, finished with tiled flooring, metro-style wall tiles and a corner wash basin.

Kitchen / Dining / Family Room – 7.89m x 3.32m

The impressive kitchen and dining space forms the true heart of the home, designed with both everyday living and entertaining in mind. A high-quality Magnet kitchen features warm wooden cabinetry complemented by sleek quartz worktops and a matching quartz splashback, creating a stylish yet practical finish. A generous central island with AEG induction hob anchors the space, while a sunken 1.5 compressed quartz sink with mixer tap sits neatly alongside integrated appliances, including a Neff oven with hide and slide door, dishwasher, fridge freezer, wine and beer fridge, integrated bins and pantry-style storage. An integrated washing machine and space for a freestanding tumble dryer complete the arrangement, with appliances approximately two years old.

The room is further enhanced by underfloor heating, attractive display cabinetry and two contemporary vertical radiators. Natural light floods the space through a bay window and side window panelling, while bi-folding doors open directly onto the rear garden, making this an ideal setting for family life and entertaining alike.

#### First Floor

##### Landing

Spacious landing providing access to the main bedrooms and family bathroom.

##### Bedroom One – 4.58m (to wardrobes) x 4.40m (into bay)

A generous master bedroom located at the front of the property, featuring a bay window with fitted shutter blinds, carpeted flooring, fitted wardrobes and a radiator beneath the front window.

##### Bedroom Two – 3.70m x 3.31m

A well-proportioned double bedroom with window to the rear, carpeted flooring, picture rails, feature fireplace and radiator.

##### Bedroom Three – 3.51m x 3.51m

Another double bedroom with rear-facing window overlooking the rear garden, carpeted flooring, radiator and fitted wardrobes. The boiler is housed within a cupboard and is approximately eight years old, serviced annually.

##### Family Bathroom – 4.07m x 2.45m

A striking four-piece bathroom comprising a freestanding claw-foot bath, pedestal wash basin, WC and corner thermostatic shower. Finished with metro-style tiled walls, tiled flooring, chrome towel rail and two opaque side windows (one sash), providing excellent natural light.

## Second Floor

### Bedroom Four – 5.06m x 4.79m

A characterful top-floor bedroom featuring carpeted flooring, exposed wooden beams, storage into the eaves and an obscure sash-style window to the side.

### Eaves Storage

Useful additional storage areas accessed from the bedroom.

## Rear Garden

An enclosed and low-maintenance rear garden featuring artificial lawn, raised decking and steps, with fenced boundaries and convenient side access — ideal for outdoor dining and entertaining.

To the front, the property is attractively enclosed by low walls and mature hedging, creating a sense of privacy from the street. A metal gate opens onto an original tiled pathway leading to the front door, enhanced by traditional coach-style lighting. The frontage is predominantly laid with decorative slate chippings.





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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