

# 7 Romilly Road

Barry, Vale of Glamorgan, CF62 6AZ



An elegant period home, situated in the desirable West End area of Barry which is an excellent location with short walks to local shops, schools, parks and the waterfront. This house provides ample space for a family to thrive. A charming property with the perfect blend of traditional features and contemporary feel. Spacious ground floor accommodation comprising an open plan living and dining room, kitchen, utility space and shower room, the property also features five double bedrooms and a further bathroom. Extraordinary views over the town and the waterfront, the property also has a tiered forecourt and enclosed rear garden with access to the road behind it. Well improved by the current owners. Viewing is advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£415,000**

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## Accommodation

### Ground Floor

#### **Porch** 3' 5" x 3' 5" (1.05m x 1.05m)

Original wooden double doors to the front and a wooden glazed panel inner door to the hall. Tiled floor and dado rail.

#### **Entrance Hall**

An attractive, stylish entrance hall with original tiled floor, deep skirting boards, dado rail and arch. Original doors to the sitting room, dining room and kitchen. Under stair cupboard. Central heating radiator with cover. High level meter cupboard.

#### **Living Room** 13' 10" into recess x 14' 9" into bay (4.21m into recess x 4.5m into bay)

The front reception room, with large square bay window to the front. Original cast iron fireplace with timber surround. Original picture rails, dado rails and cornice. uPVC double glazed sash window to the front and wooden sash window to the rear. Power points and TV point. Central heating radiators.

#### **Dining Room** 11' 11" x 14' 0" (3.62m x 4.26m)

Open from the sitting room, this is another well-proportioned room that can be separate or used as one space. Original cast iron fireplace. Original cornice and picture rails. Engineered oak flooring continued from the sitting room. Vertical central heating radiator.

#### **Kitchen** 11' 7" x 14' 1" (3.54m x 4.29m)

Tiled floor. Fitted kitchen comprising predominantly base units with shaker style doors and drawer fronts, with some additional wall cabinets and full height larder cupboard. Wooden work surfaces throughout. Countersunk Belfast sink. Range cooker with double electric oven, grill and five burner gas hob. Integrated fridge freezer. Part exposed brick and part tiled walls. Two uPVC double glazed sash windows to the side. Central heating radiator. Power points. Door to the utility room.

#### **Utility Room** 11' 11" x 10' 3" into recess (3.63m x 3.13m into recess)

Tiled floor. Velux window to the rear, uPVC double glazed sash window to the side and a wooden door to the side into the garden. Door into the shower room. Fitted base unit and laminate work surface with stainless steel sink and plumbing for a washing machine. Two other fitted work surfaces. Wall mounted gas combination boiler. Power points.

#### **Shower Room** 6' 10" x 3' 11" (2.09m x 1.2m)

Tiled floor. Shower cubicle with mixer shower, WC and wash hand basin. Velux window. Heated towel rail. Recessed lights. Extractor fan.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Original dado rails, staircase and doors to all first floor rooms.

#### **Bedroom 1** 18' 3" into recess x 15' 9" into bay (5.55m into recess x 4.81m into bay)

The main bedroom, being a very spacious room with wonderfully wide square bay window to the front, with uPVC double glazed sash windows. Additional front facing uPVC double glazed sash window. Original cast iron fireplace with tiled hearth and brass fire guard. Central heating radiator. Original cornice, dado rail and timber floor. Power points. This room has excellent views across Barry to the front, towards the Waterfront and Barry Island.

#### **Bedroom 2** 12' 2" into recess x 12' 6" (3.72m into recess x 3.82m)

The second double bedroom. Fitted carpet. Original cast iron fireplace. uPVC double glazed sash window to the rear. Central heating radiator. Power points.

**Bedroom 3** 11' 8" x 8' 4" into recess (3.56m x 2.55m into recess)

A versatile room to the rear of the property, and another room with the original cast iron fireplace. uPVC double glazed sash window to the rear. Fitted carpet. Currently used as a dressing room but equally suited to being a child's bedroom, home office or craft room.

**Bathroom** 8' 5" x 5' 9" maximum (2.57m x 1.74m maximum)

Timber floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Heated towel rail. Wooden window to the side.

**Second Floor**

**Landing**

Fitted carpet to the stairs and landing. Original linen cupboard with attractive timber doors. Velux window to the rear. Original doors to both bedrooms.

**Bedroom 4** 18' 2" into recess x 12' 7" (5.54m into recess x 3.84m)

A spacious double bedroom across the full width of the front of the property and with stunning views across Barry that take in the Waterfront and look out to Barry Island. Fitted carpet. uPVC double glazed window to the front. Original cast iron fireplace. Wash hand basin. Central heating radiator. Power points. Coved ceiling.

**Bedroom 5** 12' 3" into recess x 13' 1" (3.73m into recess x 4m)

The fifth and final bedroom, this time with uPVC double glazed sash window to the rear. Original timber floor and cast iron fireplace. Central heating radiator. Power points. Coved ceiling.

**Outside**

**Front**

A tiered front garden with mature planting throughout and steps up to the front door. Pleasant views over Barry from the doorstep.

**Rear Garden**

A pleasant rear garden with a westerly aspect, over two levels with a seating area to the side return and a raised, lawned garden. Mature tree and planting to one side. Area to hardstanding and gated access to the rear. Outside tap and light.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA441784).

**Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,415.99 for the year 2024/25.

**Approximate Gross Internal Area**

1937 sq ft / 180 sq m.

**Utilities**

The property is connected to mains gas, electricity, water and sewerage services.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



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