



**1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL**

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£459,995

46 Romilly Park Road, Barry, Vale of Glamorgan, CF62 6RR





STANDING MAJESTICALLY AND OFFERING OPEN VIEWS OVER ROMILLY PARK AND THE BRISTOL CHANNEL BEYOND. Situated in the popular west end of Barry close to ROMILLY PARK, the KNAP GARDENS and lakes and a short walk from the beach front. The property briefly comprises four bedrooms, family bathroom to the first floor and two reception rooms, kitchen, Utility/Shower Room to the ground floor. Externally the property boasts a large garden and garage. The decoration is modern throughout and viewing is strongly recommended.

GROUND FLOOR

Entrance

Wood frame door with leaded windows to entrance porch, Tiled flooring, Upvc door to rear, Wood frame glass panel door to inner hallway. The flooring is wood block, under stairs storage, radiator and Wood frame cover. Doorways to lounge, dining room and Kitchen.

Lounge

3.62m x 3.60m (11' 11" x 11' 10")

Upvc double glazed bay windows to the front. Fitted carpet, radiator and power points. Marble hearth and surround with inset gas fire. Ceilings are skimmed and coved.

Sitting Room

4.70m x 3.37m (15' 5" x 11' 1")

Upvc double glazed windows to front. Oak flooring, radiator and power points.

Kitchen

5.50m x 3.46m (18' 1" x 11' 4") Longest and widest -L shape kitchen to 5.50m x 1.9m (18' 1" x 6' 3")

Two upvc double glazed windows to rear, Rangemaster oven with extractor fan over. Tiled flooring, one and half ceramic bowl and drainer, radiator, doorway to rear and utility room/wc.

Utility and Shower Room.

1.9m x 1.7m (6' 3" x 5' 7")

Upvc double glazed window to rear. Low level wc. Wash hand basin and walk in shower cubicle. Plumbing for washing machine and space for a tumble dryer, wall mounted combination boiler. Towel rail radiator, tiled flooring and tiling to splash back.

FIRST FLOOR

Landing

Access to four bedrooms, family bathroom and loft access and fitted carpet. Feature stain glass window.

Bedroom One

3.60m x 3.60m (11' 10" x 11' 10")

Upvc double glazed bay windows to the front offering

Bedroom Two

4.32m x 3.36m (14' 2" x 11' 0")

Upvc double glazed windows to front. Fitted carpet, radiator and power points. Fitted wash hand basin set in vanity unit.

Bedroom Three

3.47m x 2.63m (11' 5" x 8' 8")

Upvc double glazed window to rear. Fitted cupboards. Fitted carpet, radiator and power points.

Bedroom Four

2.20m x 1.95m (7' 3" x 6' 5")

Upvc double glazed window to rear. Fitted carpet, radiator and power points.

Bathroom

2.09m x 1.95m (6' 10" x 6' 5")

Upvc double glazed window to rear. Panel enclosed bath with shower over. Recessed wash hand basin and low level w.c. set in tiled enclosure. Towel rail radiator, tiled flooring, tiling to splash back, spotlights and vent.

EXTERNAL

Gardens

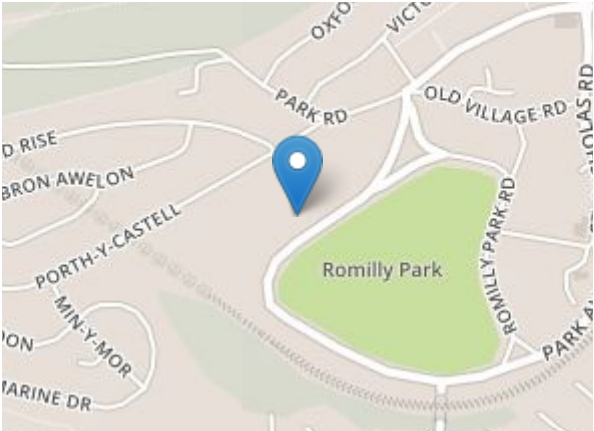
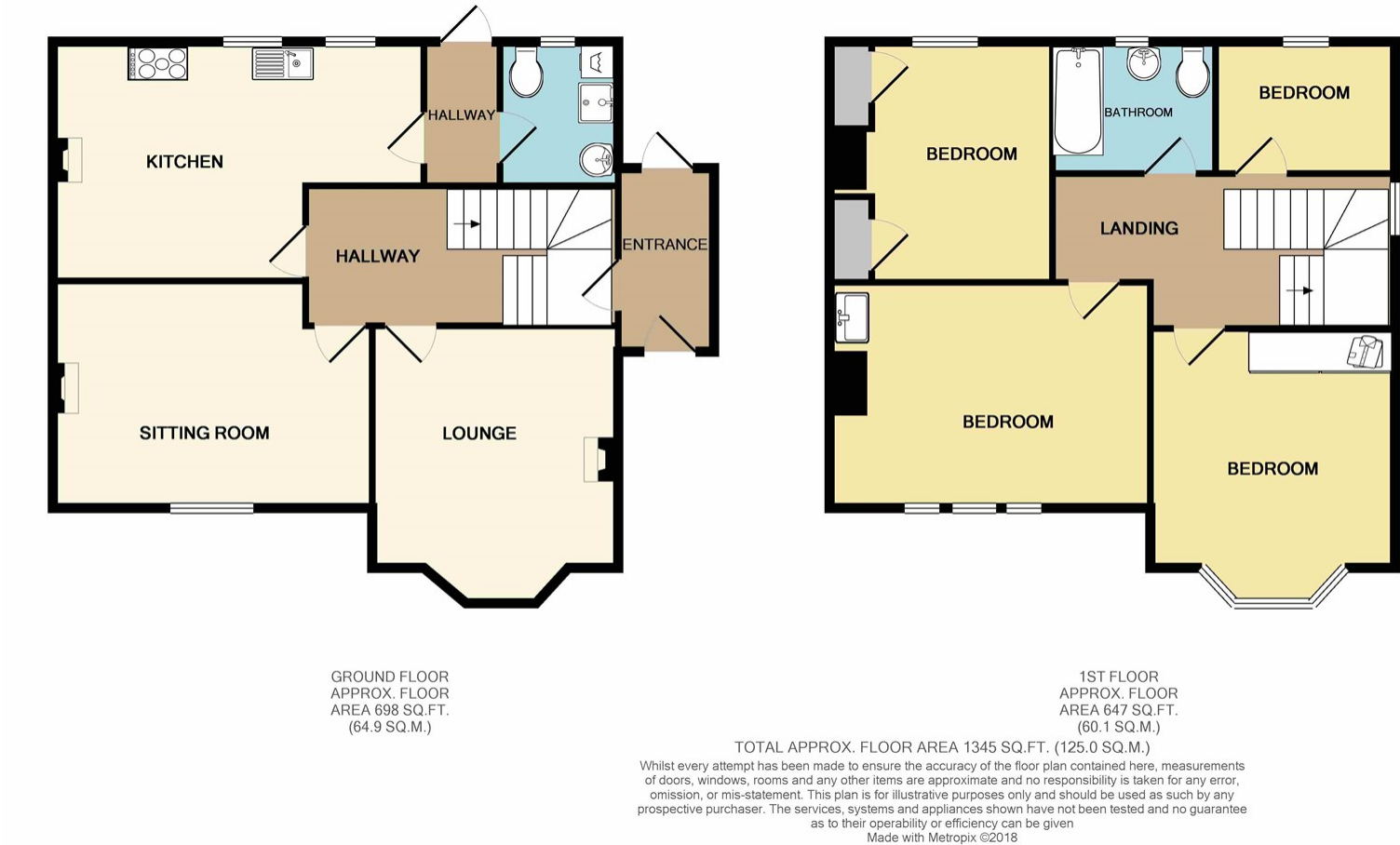
FRONT- Path to the front entrance. Terraced gardens laid to lawn. Front patio overlooking Romilly Park.

REAR- The tiered garden offers a variety of areas including patio, shingle, grass areas and feature fish pond. The rear of garden has storage under the garage, a private parking area with large gated access to a rear lane. Garage access is from the garden or up and over door from the lane.

Garage

5.49m x 4.27m (18' 0" x 14' 0")

Modern steel roller door. Wood frame side door, double glazed window to the side and rear, Electric supply connected.



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