



29 Romilly Road
Barry, Vale of Glamorgan, CF62 6LF

Watts
& Morgan



29 Romilly Road

Barry, Vale of Glamorgan, CF62 6LF

£550,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spectacular five bedroom, semi-detached Victorian family home. Conveniently located to local amenities, train stations and the M4 Motorway. Accommodation over 3 floors briefly comprises: entrance porch, hallway, bay fronted sitting room, dining room, open plan kitchen/dining/living room. First floor landing, a spacious double bedroom providing spectacular elevated views, another two double bedrooms and a family bathroom. Second floor landing, two further spacious double bedrooms and a bathroom. Externally the property benefits from enclosed front and rear gardens and off-road parking to the rear. EPC rating 'D'.

Directions

Cardiff City Centre – 9.3 miles

M4 Motorway – 8.9 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via a solid wooden door into a porch benefiting from original tiled flooring and partially tiled walls. A second wooden door with stained glass windows leads into a welcoming hallway which enjoys continuation of original tiled flooring, original cornice detailing, a decorative arch and a wooden staircase leading to the first floor.

The bay fronted sitting room enjoys exposed wooden floorboards, a central feature cast iron fireplace with surround, original cornice detailing, picture rails, a ceiling rose and uPVC double glazed windows to the front elevation.

The dining room benefits from exposed wooden floorboards, a central feature cast iron fireplace with surround, original cornice detailing, picture rails, two uPVC double glazed windows to the side elevation and uPVC double glazed patio doors leading to the rear garden.

The open plan kitchen/living/dining room is the heart of the home. The living/dining area enjoys wooden flooring and a uPVC double glazed bay window to the side elevation.

The kitchen has been fitted with a range of wall and base units with wooden work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from quarry tiled flooring, an integrated Belfast sink, recessed ceiling spotlights, uPVC double glazed windows to the side and rear elevations and a stained glass wooden door leading to the rear garden.

FIRST FLOOR

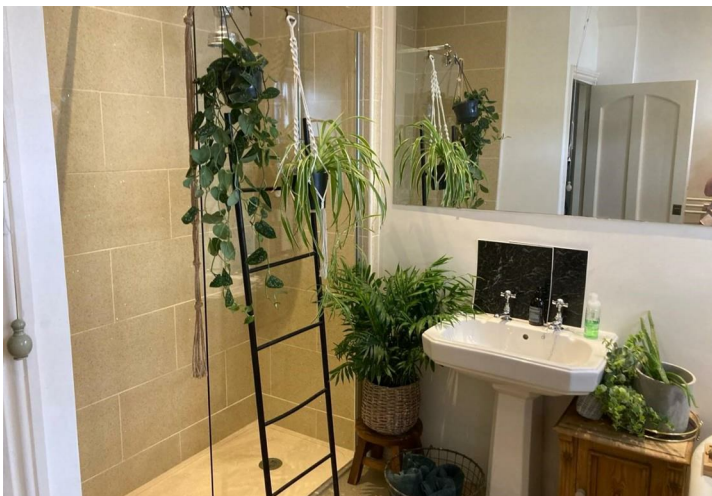
The first floor landing enjoys exposed wooden floorboards, original cornice detailing and a wooden staircase leading to the second floor.

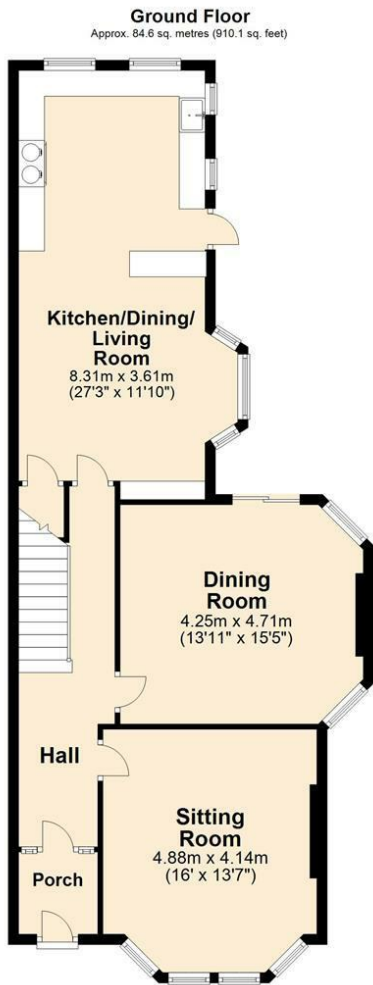
Bedroom one is a generously sized double bedroom enjoying exposed wooden floorboards, a central feature cast iron fireplace with surround, picture rails, original cornice detailing and uPVC double glazed bay window to the front elevation providing spectacular elevated views towards Barry Island and beyond.

Bedroom two is a spacious double bedroom and benefits from exposed wooden floorboards, a central feature cast iron fireplace with surround, picture rails, original cornice detailing and uPVC double glazed windows to the side and rear elevations.

Bedroom five is a double bedroom which enjoys exposed wooden floorboards, large uPVC double glazed sliding doors providing access onto a balcony and a recessed storage cupboard housing the 'Potterton' boiler and a hot water cylinder.

The family bathroom has been fitted with a 4-piece suite comprising: a walk-in shower cubicle with a thermostatic rainfall shower over, a freestanding bathtub with a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted towel radiator and two obscured uPVC double glazed windows to the side elevation.





Total area: approx. 226.6 sq. metres (2439.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

SECOND FLOOR

The second floor landing enjoys exposed wooden floorboards, a 'Velux' roof light and a loft hatch providing access to the loft space.

Bedroom three is a spacious double bedroom enjoying exposed wooden floorboards, a range of mirrored built-in wardrobes, a 'Velux' roof light and uPVC double glazed windows to the front elevation providing yet more spectacular elevated views. Bedroom four is another spacious double bedroom enjoying exposed wooden floorboards, a central feature cast iron fireplace and uPVC double glazed windows to the side and rear elevations.

The second bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a handheld shower attachment, a pedestal wash hand and a WC. The bathroom further benefits from exposed wooden floorboards, wood panelled walls and a 'Velux' roof light.

GARDENS & GROUNDS

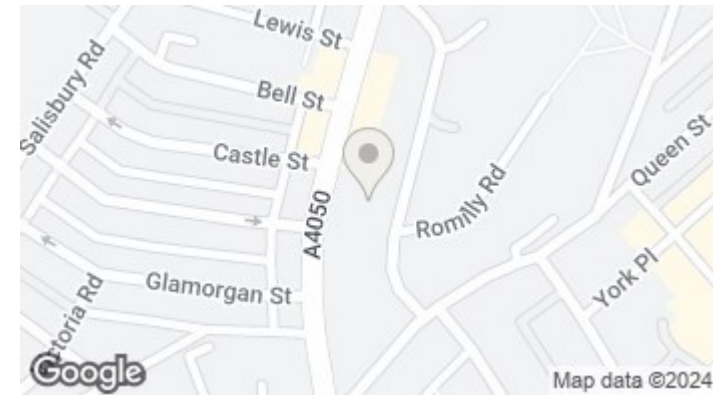
29 Romilly Road is approached off the road to a set of stairs leading into an enclosed front garden, predominantly laid to lawn.

The private enclosed rear garden is predominantly laid to lawn with a variety of mature borders, a large patio area provides ample space for outdoor entertaining and dining.

The property further benefits from a brick built storage shed and a concrete area with large doors accessed from the rear street providing off-road parking.

ADDITIONAL INFORMATION

All mains services connected. Freehold.
Council tax band 'E'.



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**