



The Cloisters Romilly Quarter  
Barry, Vale of Glamorgan, CF62 7BA

Watts  
& Morgan







# The Cloisters Romilly Quarter

Porthkerry Road, Barry, Vale of Glamorgan,  
CF62 7BA

---

**£399,950 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A bespoke three bedroom town house set in a Grade II Listed Victorian Church in an award winning, development of 11 houses, each one unique. Conveniently located to Barry Town Centre, Train Station, The Waterfront and Cardiff City Centre. Accommodation briefly comprises: entrance hall, open plan kitchen/dining room, downstairs cloakroom. First floor landing, a spectacular galleried living room and a utility room. Second floor landing, two spacious double bedrooms enjoying elevated views over Barry and a family bathroom with a spectacular floor to ceiling feature stained glass window. A master suite occupying the third floor with a dressing room and ensuite. Externally the property enjoys beautifully landscaped, wrap around gardens and an allocated parking space. EPC Rating: 'C'.

---

## Directions

Cardiff City Centre – 9.0 miles

M4 Motorway – 9.0 miles

---

Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)







## Summary of Accommodation

### GROUND FLOOR

**Communal Entrance:** A grand original front entrance provides access to The Vestry and The Cloisters. The hallway enjoys original Victorian tiled flooring and two featured stained glass windows to the front elevation. A hardwood door provides access into a welcoming hallway which benefits from original exposed wooden floorboards, carpeted staircase to the first floor landing with a large understairs storage cupboard and a second recessed storage cupboard.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a wash-hand basin and a WC. The cloakroom further benefits from original exposed wooden floorboards, a wall mounted chrome towel radiator, a central ceiling light point and tiled splashback.

The spectacular open plan kitchen/dining room is the focal point of the home. The kitchen has been fitted with a range of base and wall units with solid oak work surfaces. Integral appliances to remain includes: a fridge freezer, a 'Beko' electric oven, a 4-ring gas hob with extractor hood over. Space and plumbing has been provided for a dishwasher. The kitchen further benefits from continuation of exposed original wooden floorboards and a central feature island unit with white stone work surface and breakfast bar.

The double height dining area enjoys exposed original tiled flooring, a spectacular feature stained glass window to the side elevation with Scandinavian 'Velfac' doors providing access to both elevations of the garden.

### FIRST FLOOR

The first floor landing enjoys carpeted flooring and a carpeted staircase leading to the second floor landing.

The superb galleried living room enjoys wood effect laminate flooring, a spectacular feature stained glass window to the side elevation and a wall mounted 'Worcester' boiler enclosed in a cupboard.

The utility room has been fitted with a range of base and wall units. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from laminate wood effect flooring and central ceiling light point.



### SECOND FLOOR

The second floor landing benefits from carpeted flooring and a carpeted staircase leading to the third floor accommodation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a feature stained glass window to the side elevation with original coved truss details.

Bedroom three is a superb dual aspect spacious double bedroom enjoying carpeted flooring. The dual aspect stained glass feature windows to the front and side elevations provide fantastic elevated views over Barry.

The spectacular double height family bathroom enjoys a stunning, full length stained glass window to the front elevation. The bathroom has been fitted with a 3-piece white suite comprising a panelled bath with a thermostatic shower over, a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from laminate oak effect flooring, a chrome towel radiator, a central ceiling light point and tiled splashback.

## THIRD FLOOR

The third floor landing enjoys carpeted flooring and a central ceiling light point.

The superb master bedroom occupying the whole of the third floor is a spectacular, spacious double bedroom with exposed wooden ceiling beams, carpeted flooring and two velux roof lights to the side elevation. The dressing room provides ample storage benefiting from carpeted flooring and a central ceiling light point.

The ensuite has been fitted with a 3-piece white suite comprising: a large walk-in shower with a thermostatic rainfall shower head over, a WC and a floating wash-hand basin. The ensuite further benefits from laminate wood effect flooring, a wall mounted chrome towel radiator and tiled splashback.

## GARDEN & GROUNDS

The beautifully landscaped low maintenance, wrap around garden is predominantly laid with a flagstone patio and enjoys a variety of mature shrubs and borders giving privacy to the road. The side garden is predominantly laid with wooden decking providing ample space for outdoor entertaining and dining. The side garden also has a large steel storage shed (available via separate negotiation).

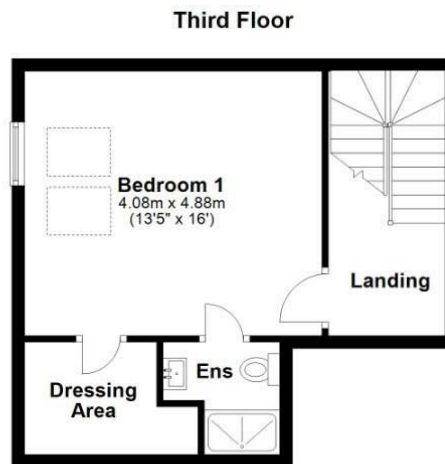
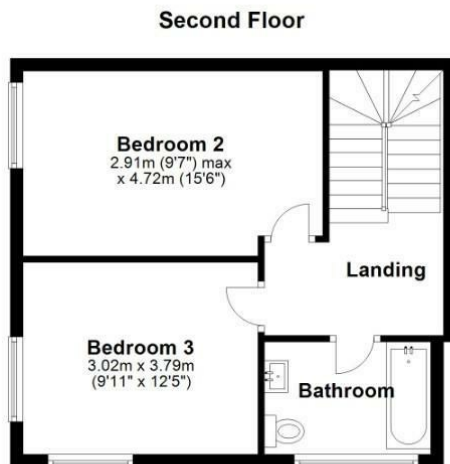
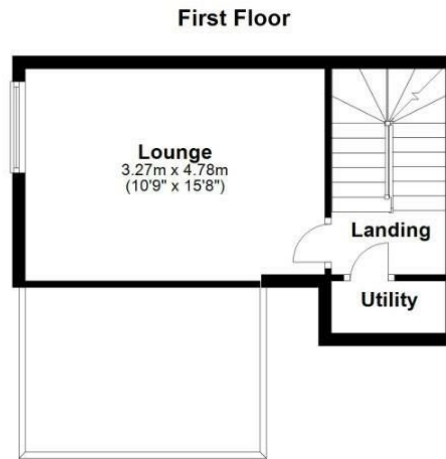
The Cloisters benefits from one allocated parking space and a dedicated refuse and recycling storage area.

## ADDITIONAL INFORMATION

All mains services connected. Freehold.

Council Tax Band - 'F'.

We have been reliably informed that the Building Insurance is approximately £380 per annum.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
[f](#) [@](#) [t](#)

**Watts  
& Morgan**