



 4  2  4

Romilly Park Road, Barry
offers in excess of £600,000



About the property

4 DOUBLE BEDROOMS - DOUBLE EXTENSION TO THE REAR - CONVERTED DOUBLE GARAGE & ADDITIONAL LIVING SPACE TO OUT BUILDING *MULTI-GENERATIONAL LIVING* - 3 RECEPTION ROOMS & STUDY. This grand and bespoke tailored detached property is rare to market and must be viewed to take in the breathtaking original / sympathetic features throughout. Comprising of porch, hallway, living room, dining room, kitchen, additional reception room, study, cloakroom, landing, 4 double bedrooms, dressing room and en suite to master bedroom, family bathroom, converted outbuilding/ garage *space for multi-generational living*, larger than average overall plot. Overlooking a stunning park awarded the coveted National Green Flag Award with it's tennis courts, a bowling green, extensive open areas, flower beds and woodland. Romilly Park is situated in the west end of the charming seaside town of Barry. Just a stones throw away from the Knap gardens with its boating lake, cafés, restaurants and a wide pebble beach overlooking Porthkerry Bay. The extensive sandy beaches at Barry Island, Jackson's Bay and the Old Harbour are only a mile away along the Wales Coastal Path. The location is ideally situated for modern, cosmopolitan families. Cardiff City Centre is only 8 miles away, easily accessible by car or the local railway station. Cardiff International Airport is just 10 minutes away by car and there are very good road links to the M4.

Accommodation

Porch

Half tiled walls, tiled flooring, doors leading to inner Hallway;-

Hallway

Parquet flooring, power points, radiator, fitted under-stairs storage cupboard, feature stained glass window to side aspect of staircase, stairs ascending to first floor.

Living Room

16' 5" max x 12' 3" max (5.00m max x 3.73m max)

Original feature fire place, parquet flooring, T.V. point, power points, radiator, glazed bay to front - IDYLIC VIEWS OVER ROMILLY PARK & SEA VIEWS.

Dining Room

15' 6" x 12' 5" (4.72m x 3.78m)

Parquet floor, power points, fire place, radiator, original feature fire place, french doors to front elevated terrace area with SEA VIEWS.

Kitchen

12' 9" x 10' 11" (3.89m x 3.33m)

Reception Room Two

18' 9" x 8' 9" (5.71m x 2.67m)

Wood block flooring, power points, radiator, feature fire place, two sets of french doors to rear garden aspect with side glazed panels. Door leading into Study, further leading to Cloakroom.





Study

6' 5" x 5' 2" (1.96m x 1.57m)
Wood floor, power points, glazed to side.

Cloakroom

W.C., wash hand basin, radiator, wood effect flooring, glazed window to side.

Landing

Feature stained glass window to side aspect, wood flooring, radiator, power points, fitted airing cupboard with integral radiator, loft hatch with pull-down ladder and lighting to loft area. *Potential to loft convert STPP*

Bedroom One

17' 2" max x 12' 1" max (5.23m max x 3.68m max)
French doors leading onto balcony with FAR STRETCHING SEA VIEWS, wood flooring, power points, radiator, feature stained glass porthole window to side, feature gas fire place with carved mantle and tiled (not connected). Door leading into Dressing Room with further door to En Suite;-



Dressing Room

Wood flooring, power points, door leading into En Suite;-

En Suite

W.C., wash hand basin, shower cubicle, ceramic splash back tiled areas, radiator, glazed window to side.

Bedroom Two

17' 6" x 12' 1" (5.33m x 3.68m)
Wood flooring, power points, radiator, glazed bay window to front aspect with UNDISTURBED PANORAMIC VIEWS.

Bedroom Three

12' max x 8' 5" (3.66m max x 2.57m)
Wood flooring, power points, radiator, glazed window to rear.

Bedroom Four

12' 2" max x 8' 6" (3.71m max x 2.59m)
Wood floor, power points, radiator, glazed window to rear.



Family Bathroom

W.C., wash hand basin, free-standing roll-top bath with rinse head attachment *original bath from 1935 - maintained well*, double shower cubicle, porcelain splash back tiled areas, radiator, wood effect laminate flooring, glazed window to side aspect.



Outside

To The Front

Steps ascending to front entrance, dual side access to rear garden *wrought iron gate from Penarth Pier*, mature shrubs, complimentary landscaped tiers, front patio area leading from Dining Room. - ELEVATED VIEWS OVER ROMILLY PARK AND THE CHANNEL.

To The Rear

Landscaped rear garden which must be viewed to appreciate views and space on offer. Additional converted double garage with additional room to side *Home Office/ Gym/ Living Space/ Multi-generational living*.

Bottom tier - patioed areas, dual side access to front, power points outside tap.

Steps ascending to upper tier - laid to lawn, concealed storage area *CHANNEL VIEWS*
Door leading to Additional converted double garage with additional room to side *Home Office/ Gym/ Living Space/ Multi-generational living*.



Outbuilding

Comprising of the below Entrance, Living Area, Gym/ Garage.

Entrance

Accessed from a paved pathway from rear garden AND from rear lane access. Fitted carpet, internal doors to Gym/ Garage and Living Area.

Living Area

17' 5" x 11' 4" (5.31m x 3.45m)
Fitted carpet, power points, French doors to elevated terrace - SEA VIEWS. *Potential to create integral Shower Room*

Gym/ Double Garage

13' 8" x 13' 2" (4.17m x 4.01m)
Concealed storage, pull up-and-over door to rear lane access, power points, glazed window to front aspect - IDYLIC VIEWS ACROSS ROMILLY PARK/ CHANNEL.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.