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Romilly Park Road, BARRY

£700,000

 **peter
alan**

01446 733224
barry@peteralan.co.uk



About the property

NO CHAIN - Primary School Catchment - Romilly, Ysgol Sant Baruc, St Helens, All Saints / Secondary School Catchment - Whitmore, Bro Morgannwg, St Richard Gwyn. Romilly Park on your door step - Close proximity to The Knap, Porthkerry Park & Beaches.

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.

Comprising porch, hallway, cloakroom, lounge, dining room, reception room, kitchen, utility room, 1st floor landing, 4 double bedrooms, loft room with ensuite, family bathroom, balcony to front, larger than average rear garden with large triple garage to rear.

Accommodation

Entrance Porch

Enter via wooden door, original tiled flooring, half tiled walls.

Entrance Hallway

Original parquet flooring, stained glass window.

Cloakroom

Tiled floor, w.c, wash hand basin, window.

Lounge

16' 5" max x 11' 9" max (5.00m max x 3.58m max)
Fitted carpet, bay window, coving, dado rail, ceiling rose, feature fireplace.

Reception Room

19' 5" max x 13' 4" max (5.92m max x 4.06m max)
Parquet flooring, coving, ceiling rose, bay window to front, log burner.

Dining Room

13' 2" max x 12' 8" max (4.01m max x 3.86m max)
Parquet flooring, cast iron radiator, half panelled walls, picture rail, ceiling rose, feature fireplace, window to side.

Kitchen

12' 6" max x 12' 6" max (3.81m max x 3.81m max)
Fitted wall and base cupboards with complimentary worktops, range oven, inset sink, integrated dish washer, space for appliances, window to side.





Utility Room

14' 2" max x 4' 9" max (4.32m max x 1.45m max)
Tiled floor, undercounter space for washing machine and dryer, windows to rear, uPVC door leading to rear garden.

Landing

Half panelled walls, fitted carpet to stairs and landing.

Bedroom 1

19' 6" max x 15' 5" max (5.94m max x 4.70m max)
Fitted carpet, bay window, stairs leading to loft room.

Loft Room

16' 8" max x 12' 9" max (5.08m max x 3.89m max)
Fitted carpet, velux window to rear, window to front with elevated views.

Ensuite

Enter via loft room, fitted shower, w.c, wash hand basin, velux.

Bedroom 2

13' 6" max x 11' 9" max (4.11m max x 3.58m max)



Fitted carpet, window to side, door leading to balcony.

Bedroom 3

13' 3" max x 9' 7" max (4.04m max x 2.92m max)
Fitted carpet, window to side.

Bedroom 4

12' 7" max x 12' 7" max (3.84m max x 3.84m max)
Fitted carpet, windows to side and rear.

Family Bathroom

Tiled floor, window, roll top free-standing bath, show cubicle, w.c, wash hand basin.

Triple Garage

The garage has been recently re-built with building certificates. Benefits from water supply and power. Potential to create large workshop.

Garage Room One

27' 3" max x 10' 5" max (8.31m max x 3.17m max)
SINGLE GARAGE - Power points, lighting, electric roller shutter door. Suitable for large vehicles/van/campervan.



Garage Room Two

27' 5" x 19' 9" (8.36m x 6.02m)
DOUBLE GARAGE - Electric car charging point, power points, lighting, electric roller shutter door.

Front Garden

Laid to lawn, bushes and shrubs, path leading to entrance and side access to rear garden.

Rear Garden

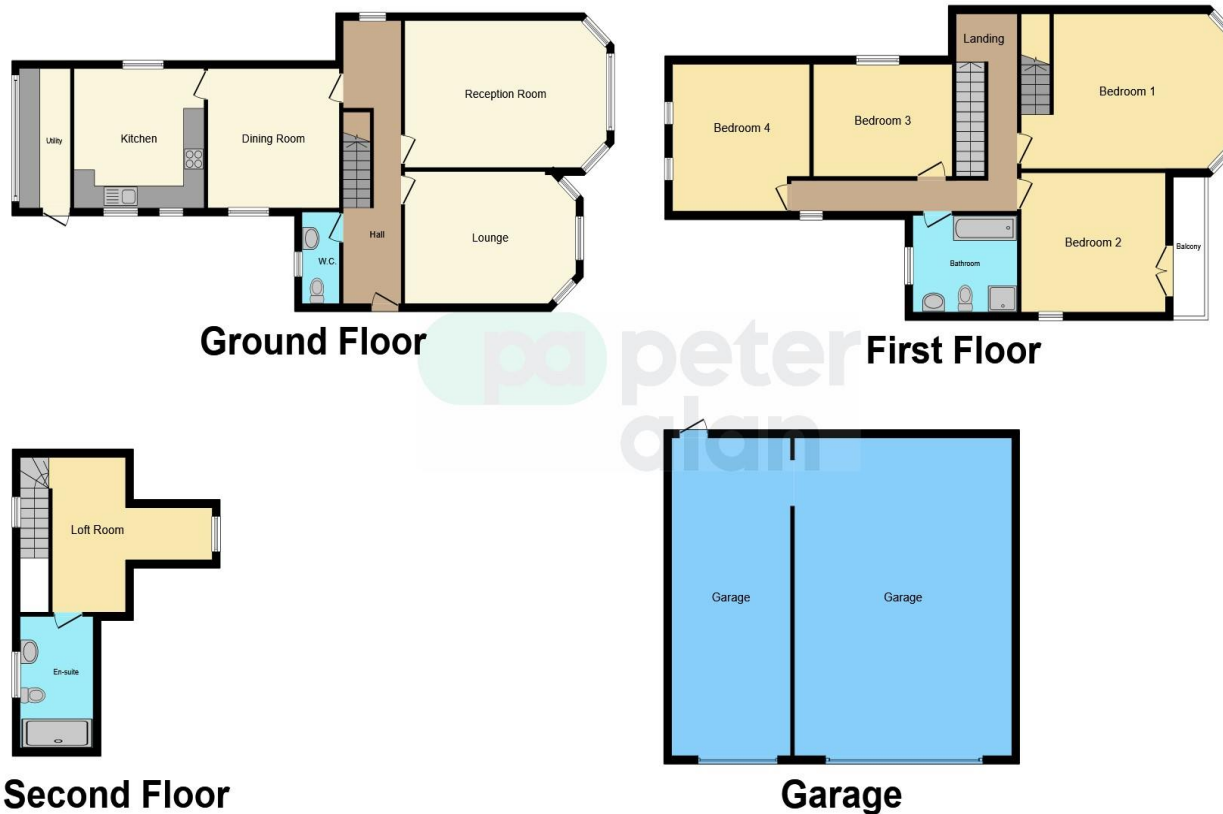
Patio areas, sheds to remain, laid to lawn, complimentary shrubs and trees, decking area to rear of garden leading to double garage.





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