



## St. Nicholas Romilly

£450,000

- POTENTIAL TO DEVELOP FURTHER
- Romilly Park on your door step - Close proximity to The Knap, Porthkerry Park & Beaches
- Primary School Catchment - Romilly, Ysgol Sant Baruc, St Helens, All Saints / Secondary School Catchment - Whitmore, Bro Morgannwg, St Richard Gwyn.



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## About the property

POTENTIAL TO DEVELOP - SEA VIEWS TO FRONT -  
Romilly Park on your door step - Close proximity to  
The Knap, Porthkerry Park & Beaches.

## Accommodation

### Hallway

### Cloakroom

### Living Room

18' 8" x 8' 9" ( 5.69m x 2.67m )

### Dining Room

11' 9" x 11' 5" ( 3.58m x 3.48m )

### Kitchen

17' 7" max x 7' 4" ( 5.36m max x 2.24m )

### Landing

### Bedroom One

11' 9" max x 11' 1" max ( 3.58m max x 3.38m max )



## En Suite

### Bedroom Two

11' 9" max x 10' 4" max ( 3.58m max x 3.15m max )

### Bedroom Three

11' 9" max x 8' max ( 3.58m max x 2.44m max )

### Bedroom Four

8' 3" max x 7' 5" max ( 2.51m max x 2.26m max )

### Family Bathroom

## Outside

### To The Front

Driveway, garage, side access to rear.

### To The Rear

Enclosed rear garden, side access to front.

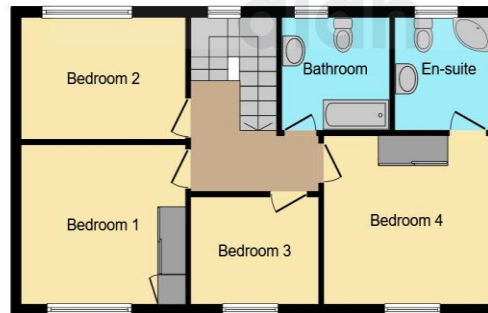
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## Floorplan



**Ground Floor**



**First Floor**

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