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## 40 Romilly Road, Barry CF62 6LF £369,950 Freehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

An expansive and timeless family residence with flexible living spaces. Perfectly situated in a highly coveted area, just moments away from Barry Train Station, convenient stores, and esteemed schools. With parks and an array of beautiful beaches close by, this property is an ideal haven for families and those who enjoy walks.

The property features an inviting entrance hallway, a comfortable living room/dining room, a cozy sitting room with space for a log burner, and a generously sized kitchen/breakfast room with ample space. Additionally, there is a convenient sun room, utility room and a cloakroom with a w.c. Moving upstairs, you will find four well-appointed bedrooms and a family bathroom. The front of the property is graced by steps leading to a charming garden adorned with mature shrubbery.

The rear of the property offers an enclosed garden, laid to lawn, a separate decked sitting area and a door leading to a garage that abuts Park Crescent.

This presents an excellent opportunity for commercial conversion, much like other properties on the street, or simply for convenient parking. The property benefits from gas central heating and full double glazing throughout, ensuring comfort and efficiency.



### Front

Steps leading to a fore courted area with paved patio and shrubbery surrounding. Wooden door with sky light window opening to an entrance porch.

### Entrance Porch

Traditional coving to ceiling, papered and tiled walls. Stained glass panelled door opening to the entrance hallway.

### Hallway

Traditional coving to ceiling and cornices. Papered walls with dado rails. Period flooring throughout. Staircase with fitted carpet leading to the first floor. Wooden traditional doors to living room and to a further sitting room.

### Living Room/Dining Area

26'8 x 12'11 (8.13m x 3.94m)

Plastered ceiling with coving, papered walls. Laminate and fitting carpet flooring. UPVC double glazed bay fronted windows and further window to the rear aspect. Radiators.

### Sitting Room

14'3 x 12'8 (4.34m x 3.86m)

Plastered ceiling and plastered walls. Laminate flooring. UPVC double glazed bay windows overlooking the side aspect. Exposed brick feature chimney breast with timber mantel. Understairs storage. Pantry storage with shelving to alcove. Wall mounted combination boiler enclosed. Opening to kitchen. Radiator.

### Kitchen

11'8 x 9'1 (3.56m x 2.77m)

Plastered ceiling with spotlights. Plastered walls. Laminate flooring. UPVC double glazed window to the side elevation. Kitchen comprises of wall mounted units and base units with laminate work surface over. Door way to utility area. Space for electric cooker and space for fridge/freezer. Tiled splashback areas.

### Utility Area

8'9 x 4'6 (2.67m x 1.37m)

Plastered ceiling, plastered walls. Laminate flooring. Plumbing for washing machine. Door to conservatory.

### Conservatory

11'0 x 6'9 (3.35m x 2.06m)

Poly carbonate roof, uPVC double glazing surrounding. Door to rear garden. Tiled flooring. Door to w.c.

### W.C

3'3 x 3'1 (0.99m x 0.94m)

Plastered ceiling and walls. Cistern toilet.

### FIRST FLOOR

#### Landing

Split levelled landing, papered ceiling and papered walls. Fitted carpet flooring. Wooden doors to bedrooms and family bathroom. Fitted storage cupboard.

#### Bedroom One

16'7 x 14'7 (5.05m x 4.45m)

Plastered ceiling with coving, papered walls and picture rails. Fitted carpet flooring. UPVC bay fronted windows to the front elevation with sea views across the Bristol channel. Fitted storage cupboards to alcoves. Radiator.

#### Bedroom Two

12'4 x 11'11 (3.76m x 3.63m)

Plastered ceiling with coving, papered walls and picture rails. Fitted carpet flooring. UPVC windows to the rear elevation. Fitted storage cupboard to alcove. Radiator.

#### Bedroom Three

12'0 x 11'6 (3.66m x 3.51m)

Plastered ceiling with coving, papered walls and picture rails. Fitted carpet flooring. UPVC windows to the rear elevation. Radiator

#### Bedroom Four

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

Plastered ceiling with coving, papered walls and picture rails. Fitted carpet flooring. UPVC windows to the side elevation. Radiator.

### Family Bathroom

8'0 x 5'1 (2.44m x 1.55m)

Papered ceiling, tiled walls and flooring. UPVC opaque glass window to the side elevation. Bath with jets and mixer tap. Electric shower over. Pedestal wash hand basin. Close coupled toilet. Radiator.

### REAR GARDEN

An enclosed rear garden with brick built walls surrounding. Steps rising to lawn area and decked patio with wooden balustrade and timber fencing. Gate leading to the rear garage.

### GARAGE

18'0 x 17'2 (5.49m x 5.23m)

Accessible from park crescent. Potential to convert (STPP). Metal roller shutter door. Wooden door to rear garden.

### COUNCIL TAX

Council tax band E.

### DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

### MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

### PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

### TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

