



33 Romilly Road, Barry CF62 6LF £340,000 Freehold

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

Nestled on the charming Romilly Road in Barry, this delightful terraced house offers a perfect blend of comfort and coastal living. Located in the desirable West End of Barry, this home is conveniently close to local shops and beautiful beaches, making it an ideal location for those who appreciate both convenience and leisure. Whether you are looking to enjoy a stroll along the seafront or indulge in the local amenities, this property offers it all.

The spacious living accommodation includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home and a modern fitted kitchen. Moving upstairs, four generously sized double bedrooms over two floors and with the front aspect having sea views across the Bristol channel. This property is ideal for families or those seeking extra space. The property also boasts a well-maintained patio and a laid-to-lawn rear garden, offering a wonderful outdoor space.

In summary, this terraced house on Romilly Road is a fantastic opportunity for anyone seeking a spacious family home with sea views and easy access to the best that Barry has to offer. Don't miss the chance to make this lovely property your own.



FRONT

Steps ascending to a level Courtyard front garden with concrete pathway, landscaped lawn and brick built walls surrounding. Wrought iron fencing. UPVC double glazed obscured glass front door opening to the entrance porch.

Entrance Porch

Decorative coving, plastered walls, tiled flooring, wooden glass panel door opening to the entrance hallway.

Hallway

29'11 x 6'8 (9.12m x 2.03m)

Plastered ceiling with inset spotlights, decorative coving and corbels, plastered walls, tiled flooring, radiator, fitted carpet stairs to the first floor. Wooden door opening to living room, further wooden door to dining room and kitchen.

Living Room

26'4 x 12'10 (8.03m x 3.91m)

Papered ceiling with decorative original coving, plastered walls, picture rails and dado rails. Fitted carpet flooring. UPVC double glazed bay window overlooking the front elevation, further UPVC double glazed window overlooking the lean-to. Wall mounted radiators.

Dining Room

15'1 x 12'4 (4.60m x 3.76m)

Plastered ceiling with coving, plastered walls, ceramic tile flooring. UPVC double glazed French doors to the bay opening to the rear patio. Radiator.

Kitchen

12'1 x 8'5 (3.68m x 2.57m)

Plastered ceiling, plastered walls, ceramic splashback tiles and tile flooring. Kitchen comprises of wall units, base units, laminate work surfaces, breakfast bar area. 1 1/2 sink with mixer tap, space for range master cooker gas, with extractor fan overhead. Integrated dishwasher. Lean-to extension with polycarbonate roof, ceramic tile flooring, plastered walls, UPVC double glazed windows and door leading to the rear garden Plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

Landing

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring, split level landing, doors to bedrooms, family bathroom and doorway with access to separate WC and dressing room. Radiators. Stairs entering the second floor bedroom.

Bedroom One

18'3 x 13'9 (5.56m x 4.19m)

Papered ceiling with decorative coving, picture rails, plastered walls, laminate flooring. UPVC double glazed bay windows overlooking the front elevation with sea views across the Bristol Channel and beyond. Radiator.

Bedroom Two

13'9 x 12'2 (4.19m x 3.71m)

Papered ceiling with coving, plastered walls, laminate flooring. UPVC double glazed bay window overlooking the rear elevation. Fitted wardrobe with sliding doors, radiator.

Family Bathroom

9'0 x 5'1 (2.74m x 1.55m)

Plastered ceiling with inset spotlights, ceramic tile walls, vinyl flooring. UPVC double glazed obscured glass window to the side aspect. Bath with twin taps and shower over with thermostatic mixer. Wall mounted ceramic wash hand basin. WC and towel rail heater.

W.C

5'10 x 2'10 (1.78m x 0.86m)

Papered ceiling with coving, Aqua panelling. Vinyl flooring. UPVC obscured glass window to the side aspect. Toilet and pedestal wash hand basin.

Dressing Room

8'9 x 3'7 (2.67m x 1.09m)

Plastered ceiling with coving, plastered walls, laminate flooring.

Bedroom Three

11'3 x 8'88 (3.43m x 2.44m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window overlooking the rear aspect. Radiator.

Bedroom Four

18'2 x 14'5 (5.54m x 4.39m)

Stairs rising into bedroom four with fitted carpet. Plastered ceiling, spotlights, plastered walls, laminate flooring. Storage to the eaves, radiator, triple Velux windows overlooking the front aspect with panoramic sea views across the Bristol Channel and beyond.

REAR GARDEN

slate patio timber fencing surrounding steps sending to a level later lawn garden with deck patio further timber fencing surrounding gate year leading to the rear to the rear lane access onto Park present.

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.

PHOTOGRAPH DISCLAIMER

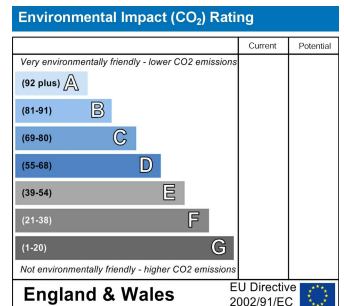
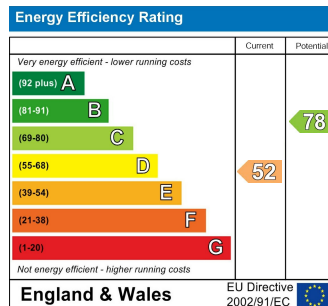
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TENURE

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.



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