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## 48 Romilly Park Road, Barry CF62 6RR £589,950 Freehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING C

Nestled in the sought-after Romilly Park Road in Barry, this stunning detached house is a rare find in the market. Boasting 3 reception rooms and 4 bedrooms, this spacious traditional property offers a comfortable and luxurious living space for you and your family.

The location of this house is truly exceptional, being adjacent to Romilly Park, providing breathtaking park and sea views towards the Bristol Channel. Imagine waking up to the serene views from the balcony and taking leisurely walks to the nearby beaches, shops, and schools. It's a perfect blend of tranquility and convenience only a short walk away.

As you step inside, you are greeted by a porch leading to an inviting entrance hallway. The property features a living room, dining room, kitchen, sitting room, study, and a convenient w.c cloakroom on the ground floor. Upstairs, you'll find four bedrooms, one of which boasts an en suite and a covered balcony, perfect for enjoying the views. Additionally, there's a family bathroom for added convenience.

Outside, the front of the property offers a charming lawned and chipped stone area with mature trees and shrubs, creating a welcoming entrance. The rear of the property is equally impressive, with an Astro turf lawn and further laid lawned area with established shrubbery, providing a lovely outdoor space to relax and entertain.

This property also comes with a brick-built double garage and a versatile room that can be used as a granny annexe/hobbies/playroom/study, offering ample storage and parking space with lane access.

With original features adding character and charm throughout, this house is a true gem waiting to be discovered. Don't miss the opportunity to make this exceptional property your new home.

Viewing is highly recommended to fully appreciate all that this property has to offer.



## FRONT

Steps ascending to front of property with Astro turf laid lawn and chipped area with mature trees and shrubs, gated side access leading to rear. Raised terrace area with views of Romilly Park and of the channel.

### Entrance Hallway

7'01 x 12'38 (2.16m x 3.66m)

Smoothly plastered ceiling with coving, smoothly plastered and part papered walls, parquet flooring, wall mounted radiator. Wood frames front door with obscured stain glass. Staircase with revealed stained floor boards leading to first floor. Under stairs cloakroom.

### Living Room

17'00 x 11'10 (5.18m x 3.61m)

Smoothly plastered ceiling with coving, smoothly plastered - part papered walls, parquet flooring, wall mounted radiator. Bay fronted UPVC double glazed windows with views over Romilly park and the channel. Original feature fire place. Wooden door leading out to entrance hallway.

### Dining Room

12'01 x 15'00 (3.68m x 4.57m)

Smoothly plastered ceiling with coving, smoothly plastered - part papered walls. Parquet flooring. Wall Mounted Radiator. UPVC double glazed patio doors leading out to raised terrace area benefiting from views of a channel and Romilly park. Original feature fireplace, wooden door leading out to entrance hallway.

### Kitchen

10'03 x 12'04 (3.12m x 3.76m)

Smoothly plastered ceiling with coving, smoothly plastered walls, ceramic tiled flooring. Wood framed windows with obscured glass to the side elevation. Fitted kitchen, comprising of wall and base units. Granite worktops, twin Belfast ceramic sink. Space for range master cooker, integrated fridge freezer. cupboard housing wall mounted combination boiler. Wooden door leading to pantry area with space for washing machine.

### Sitting Room

8'11 x 18'10 (2.72m x 5.74m)

Smoothly plastered ceiling with coving, papered walls, parquet flooring. Original feature fireplace. UPVC double glazed patio doors leading out to the rear garden. Wooden door leading to a study.

### Study

5'02 x 5'11 (1.57m x 1.80m)

Smoothly plastered ceiling with coving, papered walls, wood flooring. UPVC double glazed window to rear elevation. Wooden door leading out to sitting room, wooden door leading to downstairs W.C.

### Cloakroom W.C

2'06 x 5'03 (0.76m x 1.60m)

smoothly plastered ceiling with coving, papered walls, wood laminate flooring, wall mounted radiator. Wood framed window with obscured glass window to the side elevation. small vanity wash hand basin, close coupled toilet skewed you single pane glass to side elevation wooden door leading into office area.

## FIRST FLOOR

### First Floor Landing

3'03 x 10'01 (0.99m x 3.07m)

Smoothly plastered ceiling with loft access and coving, smoothly plastered part papered walls, wood flooring, wall mounted radiator. Wood Framed stain glass window to side elevation. built-in storage. Wooden doors leading to Master Bedroom, Bedroom two, family bathroom and bedrooms three and four.

### Master Bedroom

12'00 x 16'08 (3.66m x 5.08m)

Smoothly plastered ceiling with coving, smoothly plastered part papered walls, wood flooring, wall mounted radiator. UPVC double glazed patio doors leading out to a balcony area with views over Romilly Park, and far-reaching channel views. Original feature fireplace, feature single pane stained-glass porthole window to the side elevation. Wooden door leading out to the first floor landing. opening leading to dressing area and en-suite.

### Dressing Area

5'09 x 6'03 (1.75m x 1.91m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered part papered walls, wood flooring. Wooden doorway with obscured glass inserts to en-suite.

### En-Suite

5'09 x 6'05 (1.75m x 1.96m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls, wood laminate flooring, ceramic tile splashbacks, Wall mounted radiator. UPVC double glazed obscured glass window to the side elevation. Close coupled toilet, pedestal wash hand basin, corner shower cubical with electric overhead shower.

### Bedroom Two

11'11 x 16'02 (3.63m x 4.93m)

Smoothly plastered ceiling with coving, smoothly plastered part papered walls, wood flooring, wall mounted radiator. UPVC double glazed bay fronted window with views over Romilly park with clear channel views. Wooden door leading out to entrance hallway.

### Bedroom Three

8'05 x 11'11 (2.57m x 3.63m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered part papered walls, wood flooring, wall mounted radiator. UPVC double glazed window overlooking rear garden, wooden doorway leading out to first floor landing.

### Bedroom Four

7'11 x 11'11 (2.41m x 3.63m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood flooring, wall mounted radiator. UPVC double glazed window to rear elevation, wooden door leading out to first floor landing.

### Family Bathroom

6'08 x 8'02 (2.03m x 2.49m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls, porcelain tiled splashbacks, wood laminate flooring, wall mounted radiator. UPVC double glazed obscured glass window to the side elevation. Vanity wash hand basin, close coupled toilet, freestanding roll top bath, double shower enclosure with mains powered overhead shower. Wooden door leading out to first floor landing.

## REAR

Astro turfed area leading out from sitting room providing areas for seating, with steps ascending to further laid lawn area established shrubbery, chippings. A brick built double garage and room utilised as hobbies/play room with lane access and further parking.

### Outbuilding Entrance Hallway

3'02 x 16'04 (0.97m x 4.98m)

Accessed from a paved pathway from rear garden or from rear lane access. UPVC double glazed door with steps ascending to entrance hallway. Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring. Wooden doors leading into Garage/Gym area, wooden door leading into sitting room area.

### Garage/Gym Area

13'02 x 13'08 (4.01m x 4.17m)

Smoothly plastered ceiling with coving, concrete laid flooring. UPVC double glazed window overlooking rear garden and with channel views. Wooden door leading out to entrance hallway.

### Outbuilding Living Room

11'04 x 17'05 (3.45m x 5.31m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring. UPVC double glazed patio doors leading to a raised balcony overlooking rear garden and with channel views. Wooden door leading out to entrance hallway.

## COUNCIL TAX

Council tax band G

## 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.

