



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



33 Romilly Road, Barry CF62 6LF £364,950 Freehold

5 BEDS | 2 BATH | 2 RECEPT | EPC RATING E

Situated on the charming Romilly Road in Barry, this recently refurbished terraced house offers a delightful blend of modern living and coastal charm. With five generously sized bedrooms, this property is perfect for families or those seeking extra space. The front-facing rooms provide stunning sea views across the Bristol Channel, creating a picturesque backdrop to your daily life.

As you enter, you are welcomed by two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The modern kitchen is designed with both functionality and style in mind, featuring ample space for dining and a convenient utility room. Additionally, the ground floor shower adds a practical touch, making it easy to freshen up after a day at the beach.

This home not only boasts ample living space but also benefits from its prime location, allowing residents to enjoy the vibrant community of Barry and its beautiful coastal scenery. Whether you are looking for a family home or a property with potential for rental income, this terraced house on Romilly Road is a fantastic opportunity not to be missed.



FRONT

Brick-built boundary walls, concrete pathways, steps ascending to a UPVC double-glazed front door via a storm porch.

Entrance Porch

Decorative ceiling with coving, plastered walls, Karndean-style wood-effect flooring, traditional glass-panelled door with skylight. Coastal outlook with views across the Bristol Channel and beyond.

Hallway

30'0 x 5'8 (9.14m x 1.73m)

Plastered ceiling with traditional coving and corbels, inset spotlights. Karndean wood-effect flooring, wall-mounted radiator. Oak doors to living room, utility, and kitchen/dining; understairs storage; carpeted stairs with traditional balustrade to first floor.

Living Room

26'2 x 10'9 (7.98m x 3.28m)

Decorative plastered ceiling with coving, picture rails, and dado rails; plastered walls. Newly fitted carpet. UPVC double-glazed front window with Bristol Channel views; additional window to lean-to conservatory. Feature fireplace with timber surround; two double wall-mounted radiators.

Utility Room

8'5 x 8'4 (2.57m x 2.54m)

Plastered ceiling and walls; continuation of Karndean flooring. Base units with work surfaces and uprisers; stainless steel sink with mixer tap; plumbing for washing machine. UPVC double-glazed window and door to conservatory; wall-mounted radiator. Wooden door to ground-floor shower room.

Side Aspect

Polycarbonate roof; UPVC double-glazed windows; plastered walls; tiled flooring. UPVC double-glazed obscure door to rear garden.

Shower Room

8'1 x 2'9 (2.46m x 0.84m)

Plastered ceiling with inset spotlights and extractor; plastered walls; porcelain tiled floor. Close-coupled WC with integrated basin and mixer tap; vertical towel rail. Shower cubicle with glass screen, porcelain-tiled surround, mains-operated twin-head shower.

Kitchen/Dining

15'3 x 12'1 (4.65m x 3.68m)

Plastered ceiling with traditional coving; plastered walls; continuation of wood-effect Karndean flooring. UPVC double-glazed bay with French doors to rear garden. Fitted wall and base units; wood-effect laminate worktops with uprisers; integrated electric oven and gas hob with extractor and glass splashback. Undercounter fridge; space for fridge-freezer; 1.5-bowl ceramic sink with Victorian-style mixer tap.

FIRST FLOOR

Landing

Smooth plastered ceiling with inset spotlights; plastered walls; wall-mounted radiator. Split-level landing; carpeted stairs; doors to four bedrooms and family bathroom; further door to staircase rising to second floor.

Bedroom One

17'3 x 14'3 (5.26m x 4.34m)

Decorative plastered ceiling with coving and picture rails; plastered walls; fitted carpet. UPVC double-glazed bay window with sea views across the Bristol Channel; wall-mounted radiator.

Bedroom Two

11'1 x 8'1 (3.38m x 2.46m)

Papered ceiling; plastered walls; fitted carpet; UPVC double-glazed rear window; wall-mounted radiator.

Bedroom Three

9'0 x 6'7 (2.74m x 2.01m)

Papered ceiling with coving; plastered walls; fitted carpet; UPVC double-glazed side window; wall-mounted radiator.

Bedroom Four

12'0 x 11'5 (3.66m x 3.48m)

Papered ceiling with coving; plastered walls; fitted carpet. UPVC double-glazed bay overlooking rear garden; fitted wardrobes with sliding doors; wall-mounted radiator.

Bedroom Five

17'3 x 14'8 (5.26m x 4.47m)

Plastered ceiling with inset spotlights; plastered walls; fitted carpet; storage to eaves. Wall-mounted radiator; triple wooden-framed, double-glazed Velux windows to front with panoramic sea views over the Bristol Channel. Wooden balustrade to stair void.

Family Bathroom

8'8 x 5'7 (2.64m x 1.70m)

Plastered ceiling with inset spotlights; ceramic wall tiling; wood-effect vinyl flooring. UPVC double-glazed obscure window to side. Ceramic sink with mixer tap; WC with enclosed cistern; vertical towel rail. Bath with twin taps and mains-operated shower over.

REAR GARDEN

Indian flagstone patio; steps to laid lawn; featheredge fenced boundaries. Wooden gate to rear access onto Park Crescent. Outside sockets, lighting, and tap.

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

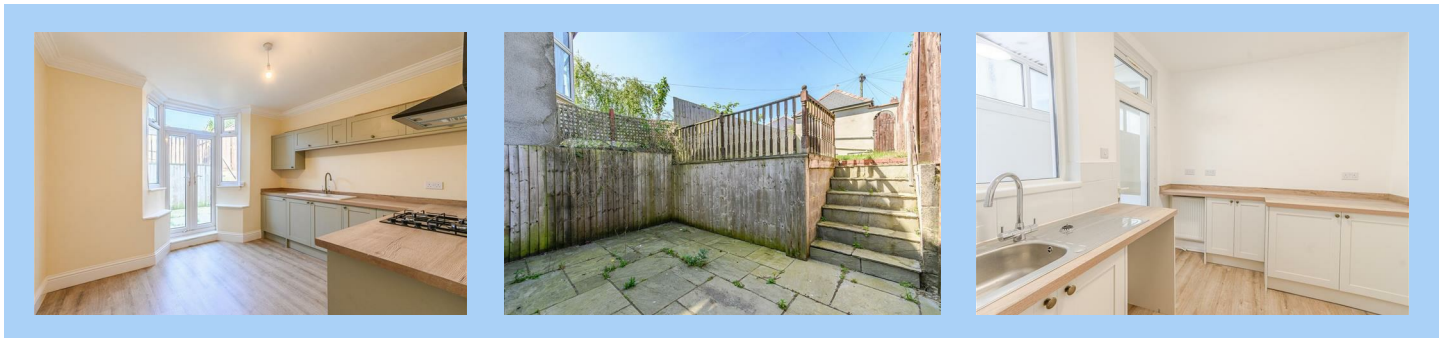
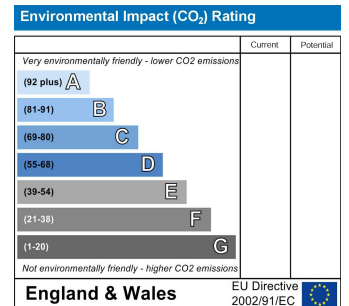
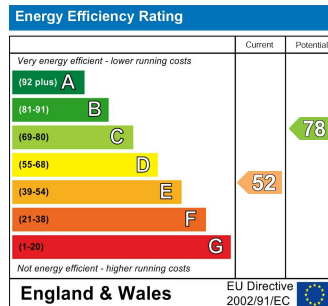
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PROCEEDS OF CRIME ACT 2002

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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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