



80 Romilly Park Road, Barry

£549,950 Freehold

Modern detached home in Romilly Park with flexible 4 or 5 bedrooms, underfloor heating, two balconies, and open-plan living. Close to parks, cafes, shops, and Pebble Beach. Showhome condition.

EPC Energy Efficiency Rating: B

ENTRANCE HALL

Entered via composite front door. Radiator. Door to Cloakroom.

CLOAKROOM

Double glazed opaque window to the front. Closed cistern w.c and wash hand basin with vanity under. Ceramic tile to splash back areas. Heated towel rail.

KITCHEN/DINER/LOUNGE

Dimensions: 34' 0.5" x 16' 11" (10.36m x 5.16m). On the ground floor is an open plan contemporary Kitchen/Living/ Dining Area with oak effect flooring throughout. Double glazed window French doors to the rear access from the lounge. Modern fitted kitchen to comprise a generous range of base and wall units with work surfaces incorporating a stainless steel sink and drainer with mixer taps over. A wide variety of integral appliances to include full size fridge freezer, washing machine, double oven, four burner electric hob and modern extractor over and dishwasher.

FIRST FLOOR

Bespoke oak staircase with glass infill balustrade rising to first floor accommodation. Fitted carpet. Radiator. Doors to all rooms.

BEDROOM ONE

Dimensions: 13' 11" x 10' 0.6" (4.24m x 3.05m). Main double bedroom with double glazed French doors to a private balcony with glass balustrade offering delightful views across Romilly park. Double wardrobe. Fitted carpet. Door to:

EN SUITE

Double glazed window to the rear. Heated chrome towel rail. Ceramic tile flooring. Close cistern w.c, wash hand basin with vanity unit under, and glazed shower cubicle and shower insitu.

BEDROOM TWO

Dimensions: 12' 02" x 9' 04" (3.71m x 2.84m). Second double bedroom with double glazed French doors to a private balcony with glazed balustrade and offering delightful views over Romilly park. Radiator. Fitted carpet.

BEDROOM THREE

Dimensions: 11' 0.4" x 7' 0.8" (3.35m x 2.13m). Double glazed window to the front offering views over Romilly park. Radiator. Fitted carpet.

BEDROOM FOUR

Dimensions: 8' 11" x 9' 02" (2.72m x 2.79m). Double glazed door to the front providing access to a balcony offering glorious views over Romilly park. Radiator. Fitted carpet.

BEDROOM FIVE/OFFICE

Dimensions: 6' 02" x 8' 08" (1.88m x 2.64m). Double glazed window to front overlooking Romilly park. Radiator. Fitted carpet.

BATHROOM

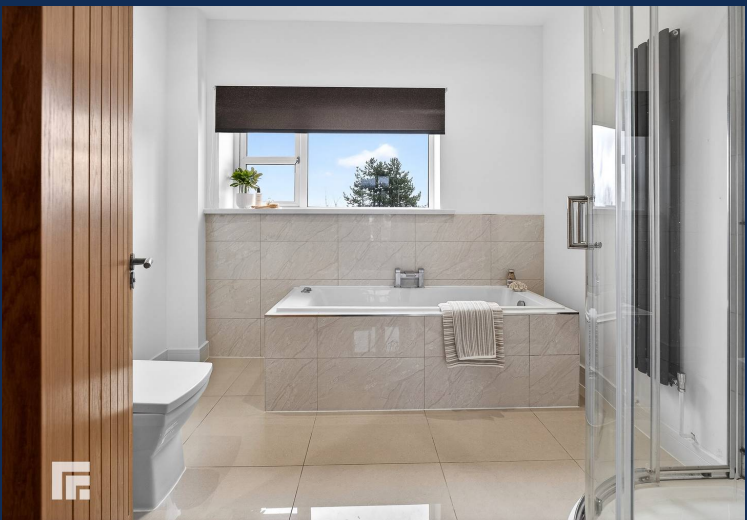
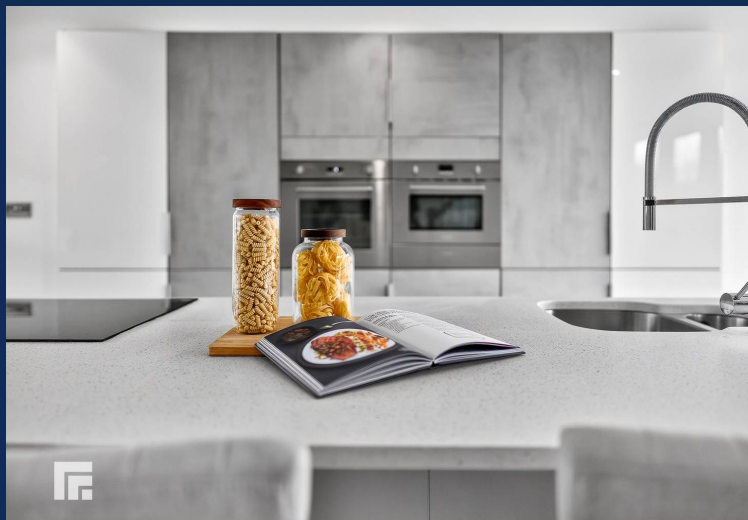
With suite to comprise close cistern w.c, wash hand basin with vanity space under, jacuzzi bath and glazed shower cubicle with shower insitu. Two double glazed windows to the rear. Ceramic tile flooring. Chrome heated towel rail. Two radiators.

OUTSIDE

Patio area laid to lawn leading to further grass area. Enclosed with A grade acoustic timber fencing.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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