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58 Romilly Park Road, Barry CF62 6RR
Chain Free £500,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING F

Positioned on the picturesque Romilly Park Road in Barry, this charming semi-detached house offers a delightful blend of comfort and stunning natural beauty. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking both space and style.

As you enter the home, you are greeted by an inviting entrance hallway. The living room boasts magnificent views across Romilly Park, and French doors that lead out to a raised terraced area creating a serene backdrop for relaxation. Adjacent to the living room, the dining room continues to showcase the enchanting park views, making it an ideal space for entertaining guests or enjoying family meals. The heart of the home is the generous kitchen/breakfast area, perfect for casual dining and culinary adventures. The ground floor also has a utility area and W.C cloakroom.

The first floor features three well-sized bedrooms, with the front two offering breath-taking vistas of Romilly Park and the Bristol Channel, ensuring that you wake up to inspiring scenery every day bedroom two has French doors that lead to a balcony overlooking the park. Ascending to the second floor, you will find a further large bedroom that provides elevated views of the park and coastline, making it a perfect retreat.

Outside, the property boasts an enclosed tiered garden with laid to lawn and planted established shrubbery, providing a private outdoor space for relaxation. Additionally, a garage is conveniently located at the rear, accessible via Park Road, offering ample storage or parking options.

This home is ideally situated just a short stroll from the nearby beaches, shops, and schools, making it a perfect choice for those who appreciate both tranquillity and convenience. With its stunning views and spacious living areas, this property is a rare find in a sought-after location. Don't miss the opportunity to make this beautiful house your new home.







FRONT
Steps ascending to front of property with mature trees and shrubs, side access leading to rear. Raised terrace area with views of Romilly Park and of the channel.

Entrance Hallway
3'04 x 8'11 (1.02m x 2.72m)
Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted Staircase rising to the first floor. Wood framed doors leading to living room, dining room and kitchen / breakfast. Further wood panelled door leading to the W.C. cloakroom. Access to under stairs storage.

Living Room
12'10 x 16'03 (3.91m x 4.95m)
Papered ceiling with original coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors and side windows leading out to the front terrace with views across Romilly Park. Wood burning stove with slate hearth and feature surround. Wood panelled door leading through to the entrance hallway.

Dining Room
11'10 x 15'06 (3.61m x 4.72m)
Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window overlooking the front terrace and views across Romilly Park and distant channel views. Wood framed door leading through to the entrance hallway.

Kitchen / Breakfast
9'07 x 12'08 (2.92m x 3.86m)
Wood panelled ceiling with inset lights, ceramic tiled walls. Quarry tiled flooring. UPVC double glazed window to the rear with views overlooking the garden. UPVC double glazed door with obscured glass leading out to the rear garden. Kitchen comprising of wall and base units. Ceramic tiled worktops. Composite sink. Integrated induction hob. Integrated double oven. Space for dishwasher. Wood burning stove. Through opening to utility area. Wood framed door leading through to the entrance hallway.

Utility Area
6'02 x 8'09 (1.88m x 2.67m)
Wood panelled ceiling, continuation of the quarry tiled flooring. Wall units with Integrated fridge and freezer. Space for washing machine. Through opening to kitchen.

W.C Cloakroom
2'09 x 6'00 (0.84m x 1.83m)
Papered ceiling, papered walls. Tiled flooring. Wood framed window with obscured glass insert to the side elevation. Cistern toilet. Wall mounted basin. Wood framed door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing
6'04 x 15'03 (1.93m x 4.65m)
Paper ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Stained glass window to the side elevation. Wood framed doors leading to bedrooms one, two and bedroom four. A further wood panelled door leading to the family bathroom and separate W.C. / shower room. A fitted carpet staircase rising to second floor.

Bedroom One
10'09 x 16'00 (3.28m x 4.88m)
Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window to the front elevation with views of cross Romilly Park and distant channel views. Access to built-in wardrobes. Wood framed door leading through to the first floor landing.

Bedroom Two
11'07 x 13'01 (3.53m x 3.99m)
Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors and side windows leading to balcony with views across Romilly Park and distant channel views. Access to built-in wardrobes. Wood framed door leading through to the first floor landing.

Bedroom Four
8'05 x 13'04 (2.57m x 4.06m)
Papered ceiling, papered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Built-in storage. Combination boiler. Wood framed door leading through to the first floor landing.

Family Bathroom
6'02 x 6'04 (1.88m x 1.93m)
Papered ceiling, porcelain tiled walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Bath. Vanity wash hand basin. Wood framed door leading through to the first floor landing.

W.C Shower Room
6'08 x 8'06 (2.03m x 2.59m)
Papered ceiling, papered walls - part porcelain tiled. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows with obscured glass to the rear. Corner shower with electric shower overhead. Wall mounted basin. and b-day. Separate area with cistern toilet. Wood framed door leading through to the first floor landing.

SECOND FLOOR

Second Floor Landing
6'10 x 11'00 (2.08m x 3.35m)
Textured ceiling, papered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Fitted carpet staircase descending to the first floor landing. Wood panel door leading through to bedroom three.

Bedroom Three
15'03 x 16'01 (4.65m x 4.90m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to front elevation with far-reaching views of channel and views over Romilly Park. Access to eaves storage. Wood framed door leading through to the second floor landing.

REAR
Elevated garden with Laid to lawn. Sandstone paved pathway & steps ascending. Planted established shrubbery. Greenhouse. Feather edged fencing surrounding. Rear gate access leading to Lane and access garage.

GARAGE
15'08 x 18'00 (4.78m x 5.49m)
Accessed via the rear lane accessible via park road. Up and over electric door. Power and Lighting.

COUNCIL TAX
Council tax band F

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
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd 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.





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