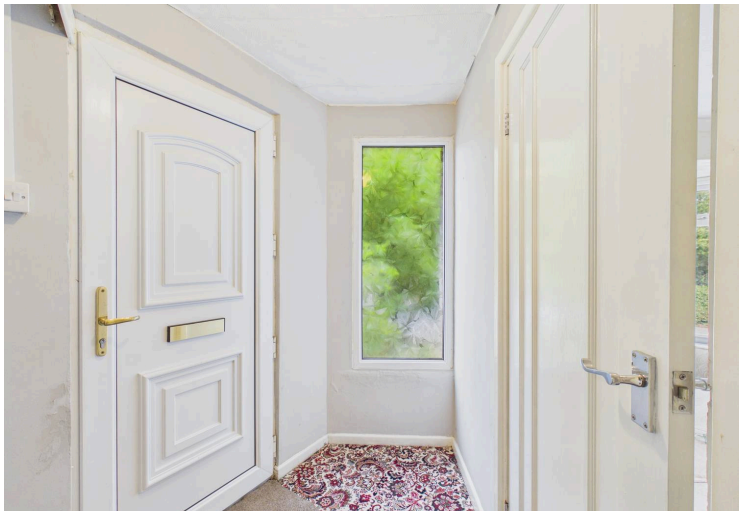


65 Romilly Park Road, Barry

£399,950 Freehold

NO ONWARD CHAIN • TRADITIONAL SEMI-DETATCHED PROPERTY • OPEN PLAN LIVING SPACE PLUS ADDITIONAL RECEPTION ROOM AND SEPARATE KITCHEN • FIRST FLOOR FAMILY BATHROOM PLUS DOWNSTAIRS WC • THREE BEDROOMS • LARGE DRIVEWAY AND GARAGE • GENEROUS FRONT AND REAR GARDENS • EPC D67 • PRIMARY SCHOOL CATCHMENT - ROMILLY, YSGOL SANT BARUC, ST HELENS, ALL SAINTS • SECONDARY SCHOOL CATCHMENT - WHITMORE, BRO MORGANNWG, ST RICHARD GWYN

blackbear

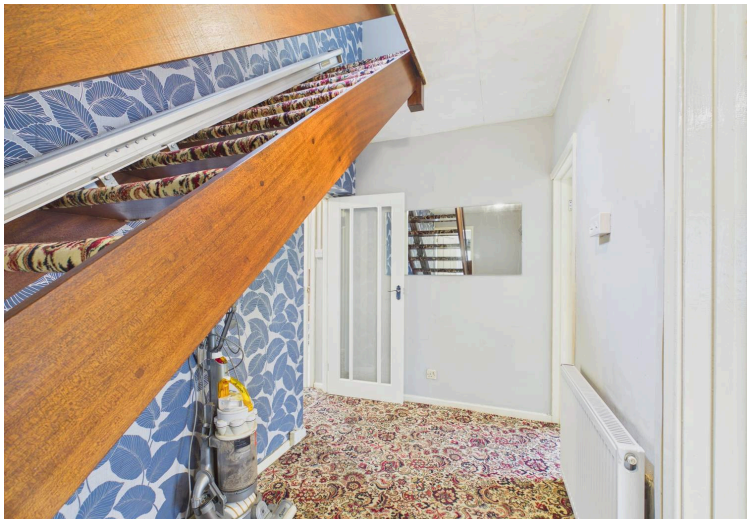
Offered to the market with no onward chain, this traditional three bedroom semi-detached property presents an excellent opportunity for families and buyers seeking a spacious and well-located home. The property is thoughtfully arranged to provide versatile living accommodation, featuring an inviting open plan living and dining area that creates a bright and sociable hub for daily life, complemented by an additional reception room that offers flexible use as a formal lounge, playroom or study. The separate kitchen is fitted with a range of cabinetry and work surfaces, ideal for those who enjoy cooking and entertaining. A convenient downstairs WC enhances the practicality of the ground floor layout. Upstairs, the first floor hosts three well-proportioned bedrooms, each offering comfortable accommodation for family members or guests, alongside a family bathroom. The property benefits from a large driveway and a garage, providing ample parking and storage options (perfect for busy households or those with multiple vehicles). Located within the catchment areas for highly regarded primary schools including Romilly, Ysgol Sant Baruc, St Helens and All Saints, as well as secondary schools such as Whitmore, Bro Morgannwg and St Richard Gwyn, this home is ideally positioned for families prioritising education. This is a rare opportunity to acquire a traditional semi-detached house in a sought-after location, offering generous living space and excellent access to local amenities, schools and transport links. Early viewing is highly recommended to appreciate the full potential and appeal of this attractive family home!

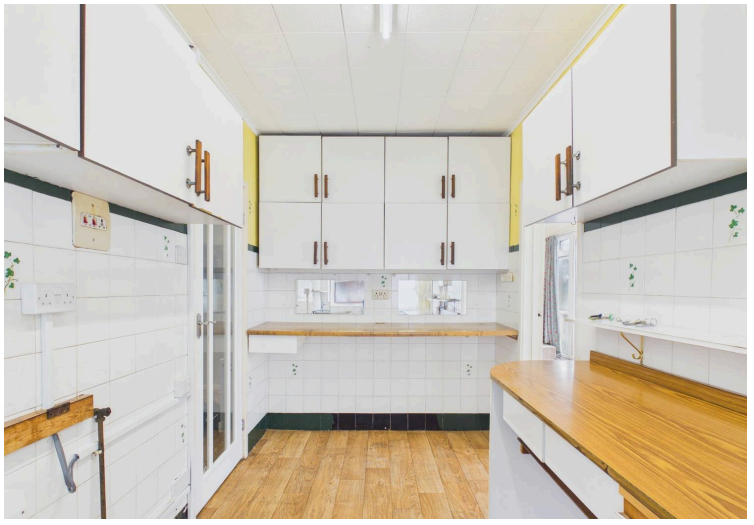
Council Tax band: F

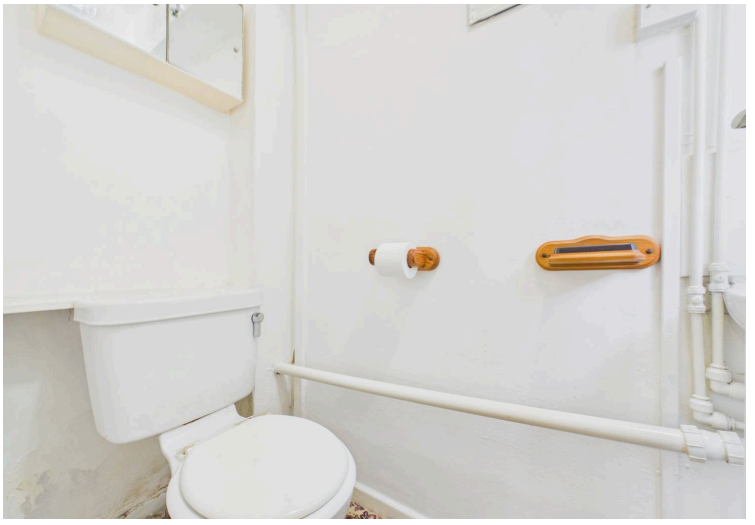
Tenure: Freehold

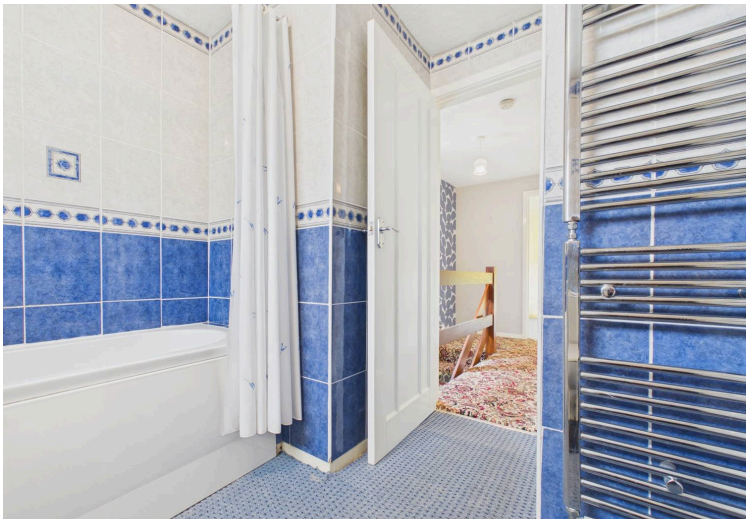
EPC Energy Efficiency Rating: D

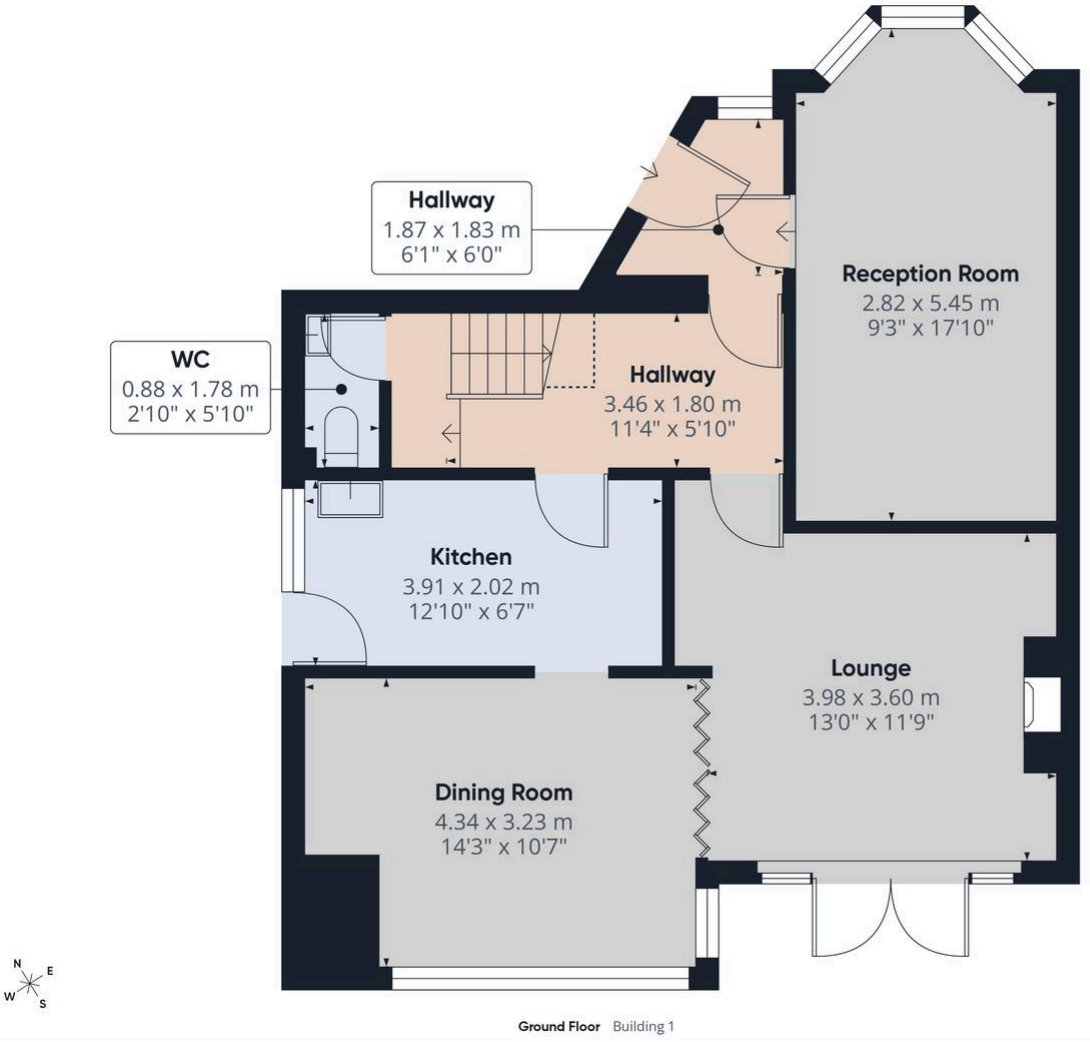
EPC Environmental Impact Rating:











Ground Floor Building 1

Approximate total area(1)

63.6 m²

684 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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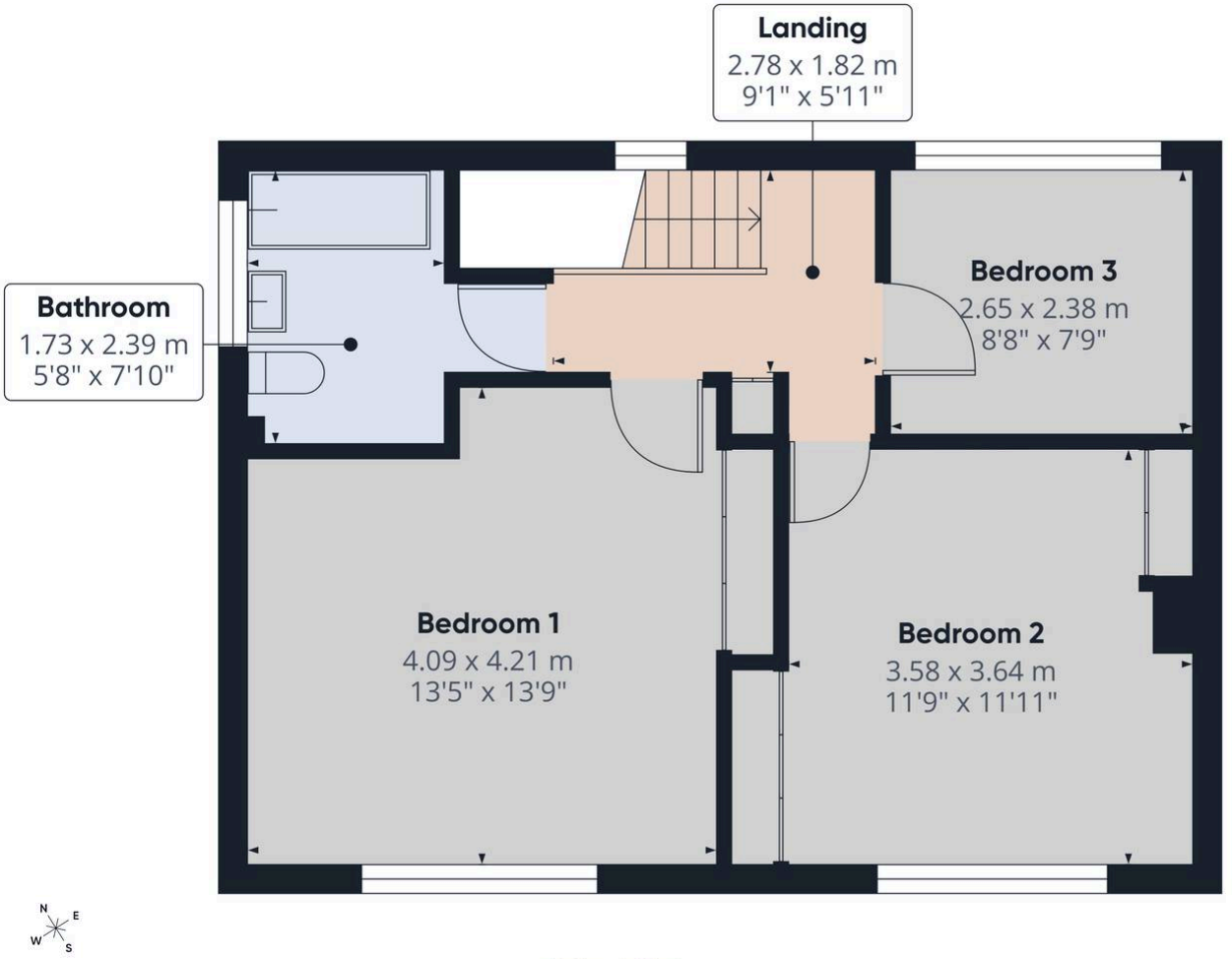

First Floor Building 1

Approximate total area(1)

47.3 m²

510 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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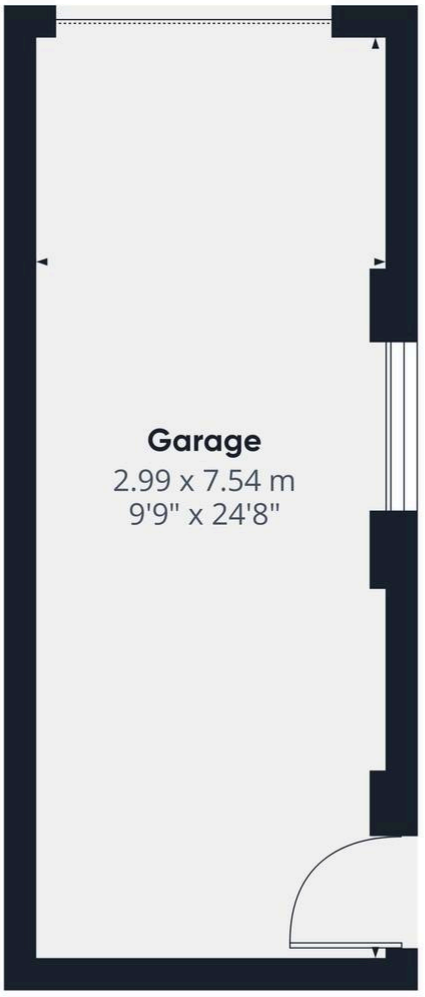

Ground Floor Building 3

Approximate total area(1)

22.6 m^2

243 ft^2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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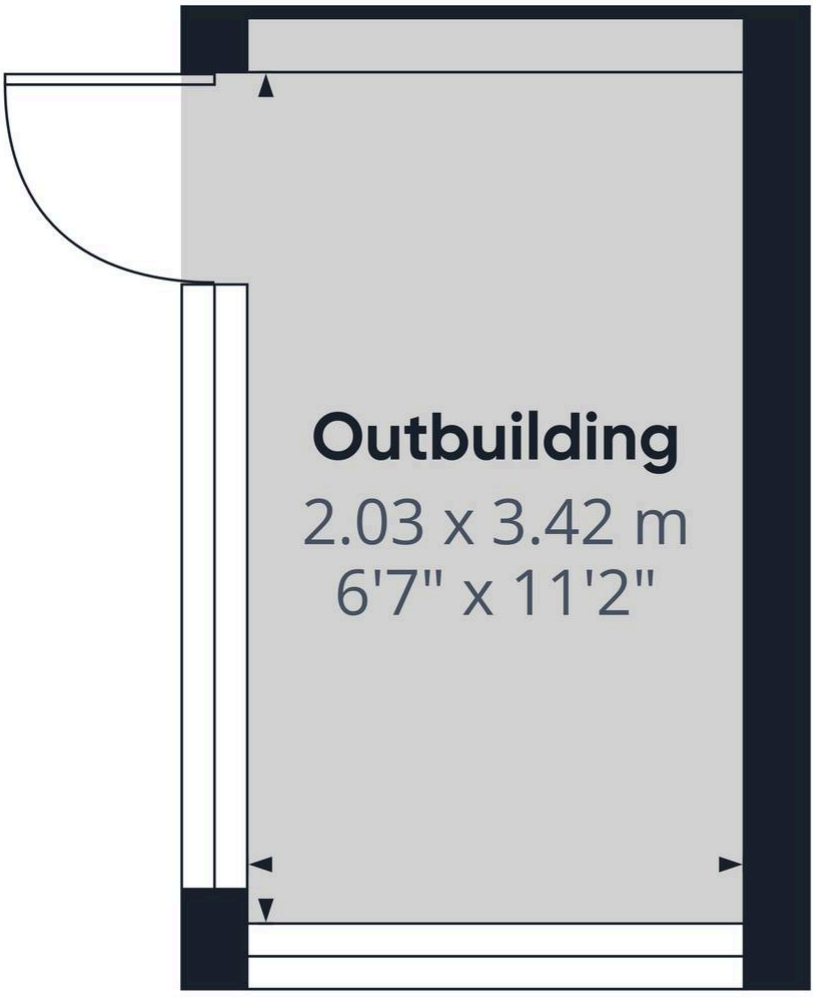

Ground Floor Building 2

Approximate total area(1)

7 m^2

75 ft^2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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