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## 21 Old Village Road, Barry CF62 6RA £625,000 Freehold

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

Tucked away behind Romilly Park in the charming area of Old Village Road within easy reach of The Knap Gardens and pebble beach, Porthkerry Park and heritage coastline beyond. This rare to the market four-bedroom detached house offers a delightful blend of traditional character and modern convenience. With two spacious reception rooms, this property is perfect for both family living and entertaining guests.

The heart of the home is undoubtedly the bespoke German fully integrated kitchen, which provides a stylish and functional space for culinary enthusiasts. The property boasts two well-appointed bathrooms, ensuring ample facilities for family and visitors alike.

Outside, you will find a beautifully landscaped private rear garden, a tranquil oasis ideal for relaxation or outdoor gatherings. Access to a double garage via the lane adds to the convenience of this home, providing secure parking for one vehicle and additional storage options.

Situated in the desirable Romilly Park location, residents can enjoy scenic walks to the nearby Knap Beach, making this property not only a comfortable home but also a gateway to the natural beauty of the area.

This exceptional property combines the charm of a traditional home with modern amenities, making it a perfect choice for families or those seeking a peaceful retreat in a vibrant community. Do not miss the opportunity to make this wonderful house your new home.





## FRONT

Enter to the property is via a wrought iron gate leading to a front courtyard with paved patio areas, pathways, and a wood store. The property is accessed through a composite front door with wall-mounted lighting, which opens into a storm porch.

## STORM PORCH

The porch features smoothly plastered walls with partial ceramic metro-style tiles, inset spotlights, and wood-effect porcelain tile flooring. A traditional stained glass door then leads into the entrance hallway.

## ENTRANCE HALLWAY

19'0 x 7'5 (5.79m x 2.26m)

The hallway has a smoothly plastered ceiling with coving, porcelain wood-effect tile flooring, and a gallery-style landing with a traditional wood balustrade on the carpeted stairs. A new uPVC double-glazed window with wooden shutter blinds overlooks the front. Features include a meter cupboard, a wall-mounted radiator, and hidden push-to-open under-stairs storage. Double wooden-framed glass panel doors open to the living room, and two other glass panel wooden doors lead to the kitchen/dining room and the under-stairs shower room.

## LIVING ROOM

19'3 x 16'9 (5.87m x 5.11m)

The living room has a smoothly plastered ceiling with coving, wall-mounted lighting, and porcelain wood-effect flooring. A uPVC double-glazed bay window with fitted wooden shutter blinds overlooks the front. The room includes wall-mounted radiators and an integrated log burning stove set on a slate hearth. It is open-plan to the dining room.

## DINING ROOM

14'4 x 12'4 (4.37m x 3.76m)

Continuing from the living room, the dining room features a smoothly plastered ceiling with coving, wall-mounted lighting, and a continuation of the porcelain wood-effect flooring. There is a feature fireplace with rendered inserts and a slate hearth, a wall-mounted radiator, and uPVC double-glazed French doors that open to the rear garden.

## KITCHEN & BREAKFAST ROOM

28'0 x 12'8 (8.53m x 3.86m)

This space has a smoothly plastered ceiling with inset spotlights, pendant lighting over the breakfast bar, and coffered plastered walls. It includes porcelain tile flooring, underfloor heating, and wall-mounted radiators. uPVC double-glazed windows and French doors open to the rear garden. The German-designed kitchen is fitted with quartz worktops, uprisers, and splashback, a four-ring induction hob with an extractor fan, and an integrated one-and-a-half composite sink with a hot tap. Fully integrated appliances include an electric oven, microwave oven, fridge, freezer, dishwasher, washing machine, and a wine cooler. The area also features a breakfast bar, under-counter spotlighting, and a utility area with a wall-mounted Baxi combination boiler.

## SHOWER ROOM

6'3 x 5'6 (1.91m x 1.68m)

This room features a smoothly plastered ceiling with inset spotlights and an extractor fan, along with tiled walls and slate tile flooring. It is equipped with a wall-mounted towel rail heater, a vanity wash basin with a mixer tap and storage, a close-coupled toilet, and a walk-in shower cubicle with an electric shower.

## FIRST FLOOR

The landing has a smoothly plastered ceiling with loft access, fitted carpet flooring, and a uPVC double-glazed obscure glass window to the side. Oak wooden doors provide access to four bedrooms and the family bathroom.

## BEDROOM ONE

18'7 x 14'3 (5.66m x 4.34m)

This bedroom features a smoothly plastered ceiling with inset spotlights, fitted carpet flooring, and a wall-mounted radiator. A uPVC double-glazed bay window with fitted wooden shutter blinds overlooks the front. The room offers ample space for large furniture.

## BEDROOM TWO

14'5 x 12'5 (4.39m x 3.78m)

This room has a smoothly plastered ceiling with inset spotlights, fitted carpet flooring, and a wall-mounted radiator. A uPVC double-glazed window overlooks the rear garden. It includes bedside sockets with integrated lighting controls and space for large furniture.

## BEDROOM THREE

11'0 x 9'0 (3.35m x 2.74m)

Featuring a smoothly plastered ceiling and walls, this bedroom has fitted carpet flooring and a wall-mounted radiator. A uPVC double-glazed window with fitted wooden shutter blinds overlooks the front.

## BEDROOM FOUR

11'7 x 10'8 (3.53m x 3.25m)

This room has a papered ceiling, plastered walls, fitted carpet flooring, and a wall-mounted radiator. A uPVC double-glazed window overlooks the rear elevation.

## FAMILY BATHROOM

7'8 x 5'7 (2.34m x 1.70m)

The bathroom is fully tiled and features a smoothly plastered ceiling with inset spotlights and an extractor fan. It includes a uPVC double-glazed obscure glass window, a towel rail heater, a close-coupled toilet, a vanity wash hand basin with a mixer tap, and an LED backlit mirror unit. The P-shaped bath has a glass shower screen, mixer taps, and a mains-operated shower over it.

## REAR GARDEN

The enclosed private rear garden features an Indian sandstone patio area, feather-edge fencing, and steps descending to a lawn. A further paved patio area is enclosed by rendered and brick-built walls. Steps ascend to a rear lane with access to the garage. Wall mounted lighting and tap.

## REAR GARAGE

Providing off-road parking and access to a double garage with electric roller doors. The garage has skylight windows, full power and lighting, and access to a rear inspection area with steps to the garage roof.

## 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.

## 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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