

KNIGHTS



Residential & Commercial Sales and Letting Agents



Romilly Road

, Barry, CF62 6AZ

£390,000

Knights Estate Agents are delighted to offer for sale an opportunity to acquire this four bedroom, three-storey traditional Edwardian mid-terrace family home. Benefitting from original features such as corning, ceiling rose's and fireplaces. Within minutes' walking distance of Romilly Infant/Primary School, bus stop, Park Crescent mini thoroughfare with its newsagents, chemist, café and hairdressers. In close proximity to Romilly Park, beaches and Barry train station providing links to Cardiff and Bridgend via rail.

Accommodation comprising; Inner Porch, Entrance Hallway. Three reception rooms and Kitchen to the ground floor. Two bedrooms, utility room and family bathroom to the first floor. Two bedrooms to second floor. The property benefits from enclosed tiered rear garden, off road parking and enclosed forecourt.

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- Off Road Parking
- Original Features
- New Roof
- New Dormer Extension
- Four Double Bedrooms

Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ENTRANCE
Via UPVC door with obscure glass panel leading into;

PORCH
Original tiling to floor. Wooden door with glass panel leading into;

HALLWAY
Staircase rising to first floor landing. Original Coving to ceiling. Radiator. Original tiling to floor. Doors off to all rooms.

RECPETION ROOM ONE
15'8" x 13'9"
UPVC double glazed box bay window to the front elevation. Original coving and ceiling rose. Feature fireplace with fire in situ. Radiator. Fitted carpet.

RECEPTION ROOM TWO
13'0" x 12'2"
UPVC double glazed window to the rear elevation. Original coving to ceiling. Radiator. Fitted carpet.

KITCHEN
12'4" x 11'2"
UPVC double glazed window to the side elevation. Under stair storage cupboard. Range of base units with hard wood work surfaces over. Stainless steel two bowl sink and drainer with mixer tap over. Five fringe range cooker to remain with extractor fan above. Tiling to splash back areas. Wall mounted combination boiler. Room for undercounter and upright white goods. Tiling to floor. Door leading into;

RECPETION ROOM THREE
11'7" x 10'1"
UPVC double glazed windows to the rear and side elevation. UPVC door with obscure glass panel to the side elevation giving access to the rear garden. Tiling to floor.

FIRST FLOOR LANDING
Split level landing. Fitted carpet. Doors off to all rooms.

BEDROOM ONE
18'1" x 15'9"
UPVC double glazed box bay window to the front elevation, further standard UPVC double glazed window to the front elevation. Both windows with fantastic views across Barry and to the sea. Original coving and picture rail. Radiator. Fitted carpet.

BEDROOM TWO
12'1" x 12'2"
UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

BATHROOM
11'7" x 8'4"
UPVC double glazed window to the rear elevation. Spotlights to ceiling. Four piece suite comprising; Low level W/c, large bath with mixer tap over, pedestal wash hand basin with mixer tap over and walk in shower cubicle with waterfall shower head and additional shower attachment over. Tiling to splash back areas. Radiator. Tiling to floor.

UTILITY ROOM
7'10" x 5'10"
UPVC double glazed window to the side elevation. Work surfaces with ample room for white goods.

SECOND FLOOR LANDING
Velux style window. Fitted carpet. Doors off to both rooms.

BEDROOM THREE
18'1" x 12'10"
UPVC double glazed window to the front elevation with the same fantastic views across Barry and to the sea. Radiator. Fitted carpet.

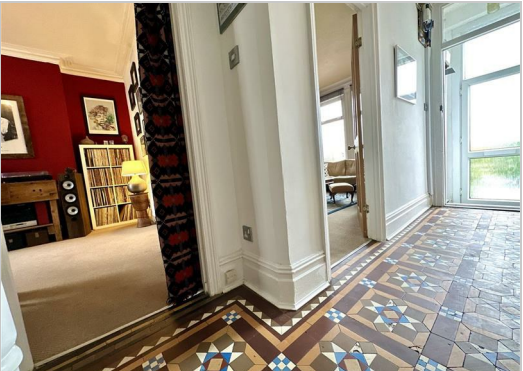
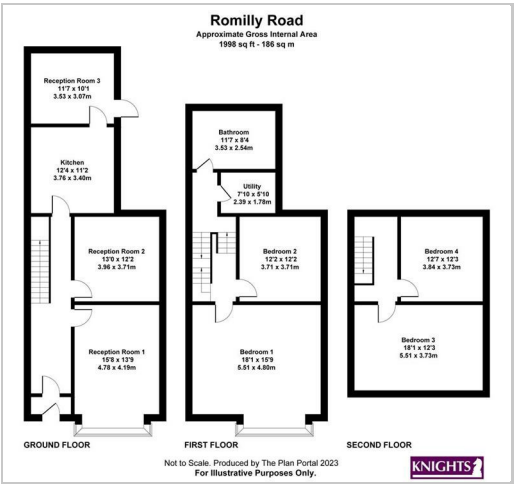
BEDROOM FOUR
12'7" x 12'3"
UPVC double glazes window to the rear elevation. Radiator. Fitted carpet.

REAR GARDEN
Enclosed with stone walls. Lower tier laid with decorative stone chippings. Built in storage shed. Newly reinstated stone steps leading to the top tier, laid with patio slaps and decking area, making the most of the space and all day sun. Access to off road parking space via wooden gates. Timber built storage sheds to remain.

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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