



# ROMILLY PARK ROAD

WEST END



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WEST END, CF62 6RR

GUIDE PRICE

**£875,000 -**

FREEHOLD



6 Bedroom(s)



3 Bathroom(s)



2787.85 sq ft

Situated in the heart of Romilly Park Road in Barry, this exquisite detached house presents an exceptional opportunity for both families and investors alike. Boasting an impressive six bedrooms, this property offers ample space for comfortable living. The three well-appointed reception rooms provide versatile areas for relaxation, entertainment, or even a home office, catering to the diverse needs of modern life.

Recently decorated throughout, the home features new carpets that enhance its fresh and inviting atmosphere. The attention to detail is evident, with all finishes completed to a very high standard, ensuring a quality living experience. The property also benefits from a beautifully landscaped rear garden, perfect for outdoor gatherings or quiet moments of reflection.

In summary, this remarkable property on Romilly Park Road combines spacious living with modern comforts and investment potential, making it a must-see for anyone seeking a new home in Barry.

Viewing is essential to learn more about this home.



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**PORCH**

1.55m x 3.30m (5'01" x 10'10" )

**HALLWAY**

1.63m (5'04" )

**INNER HALLWAY**

1.32m /1.42m (4'04" /4'08")

**RECEPTION ROOM ONE**

4.83m / 6.07m x 6.15m /6.83m (15'10" / 19'11" x 20'02" /22'05")

**RECEPTION ROOM TWO**

5.11m x 3.89m (16'09" x 12'09" )

**RECEPTION ROOM THREE**

3.63m x 3.02m (11'11" x 9'11" )

**SHOWER HALLWAY**

1.07m x 1.93m (3'06" x 6'04")

**SHOWER ROOM**

2.06m x 1.68m (6'09" x 5'06" )

**KITCHEN**

7.92m x 2.95m (26' x 9'8)

**UPSTAIRS HALLWAY**

0.97m (3'02" )

**BEDROOM ONE**

4.85m x 6.38m (15'11" x 20'11" )

**BEDROOM TWO**

3.25m x 3.71m (10'08" x 12'02" )

**BEDROOM THREE**

3.63m x 3.00m (11'11" x 9'10")

**BEDROOM FOUR**

4.72m x 3.89m (15'06" x 12'09" )

**BEDROOM FIVE**

2.97m / 5.44m x 4.85m /3.35m / 1.70m (9'09" / 17'10" x 15'11" /11'0" / 5'07")

**BEDROOM SIX**

4.57m x 2.82m (15'0" x 9'03" )

**BATHROOM ONE**

3.28m / 1.68m x 2.06m / 1.12m (10'09" / 5'06" x 6'09" / 3'08")

**BATHROOM TWO**

1.93m x 3.25m (6'04" x 10'08" )

**HALLWAY TWO**

1.09m x 1.37m (3'07" x 4'06")

**STAIRWAY**

0.99m x 1.37m (3'03" x 4'06")

**UPPER HALLWAY**

3.33m x 1.80m (10'11" x 5'11" )

**LOWER HALLWAY**

3.02m x 2.34m (9'11" x 7'08" )

**VERANDA**

3.43m / 2.59m x 9.86m (11'03" / 8'06" x 32'04" )

**GARAGE**

3.33m / 4.83m x 5.69m / 2.13m (10'11" / 15'10" x 18'08 / 7'0" )

**WORKSHOP**

4.55m x 2.84m (14'11" x 9'04" )



Romilly Park Road, Barry, CF62 6RR



Total Area: 3688 ft<sup>2</sup> ... 342.6 m<sup>2</sup>  
 All measurements are approximate  
 and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

BARRY'S HOME FOR  
STYLISH SALES  
& LETTINGS



KNIGHTS