



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



58 Romilly Road, Barry CF62 6LF £480,000 Freehold

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

Situated on the desirable Romilly Road in Barry, this semi-detached house presents an expansive and timeless family residence, perfect for those seeking flexible living spaces. The property is ideally located just moments from Barry Train Station, local shops, and esteemed schools, making it a prime choice for families. With parks and stunning beaches nearby, as well as far-reaching views of the channel, this home is a true haven for those who appreciate the outdoors.

Upon entering, you are greeted by an inviting hallway featuring original tiled flooring, leading to a spacious living room that boasts magnificent views of the channel. The cosy sitting room offers a perfect retreat, while the generously sized kitchen and dining area provide ample space for family gatherings. A convenient utility room and cloakroom with a w.c. add to the practicality of this home.

The first floor accommodates three well-appointed bedrooms, including a family bathroom that features a charming freestanding bath and a separate shower room. The second floor reveals a further double bedroom, complete with a large storage cupboard that could potentially be transformed into an en-suite, subject to planning permission.

The exterior of the property is equally appealing, with steps leading to a delightful block-paved courtyard garden adorned with mature shrubbery at the front. The rear garden features a raised decked terrace, perfect for enjoying the far-reaching views, while steps descend to a laid-to-lawn area surrounded by established plants. Additionally, a gated area at the back provides access to off-street parking, ensuring convenience for residents.

This property is a remarkable opportunity for families and those who cherish a vibrant community lifestyle, all while enjoying the comforts of a spacious and well-designed home.



FRONT

Enter via Romilly road, enclosed block paved courtyard. Wood framed door leading to the entrance hallway. UPVC double glazed door leading to the kitchen / dining room. Side access to rear garden and raised decked terrace.

Entrance Hallway

2'11 x 6'00 x 17'03 x 18'06 (0.89m x 1.83m x 5.26m x 5.64m)

Textured ceiling, smoothly plastered walls. Original tiled flooring. Wood framed door with glass insert leading through to kitchen / dining, wood panelled doors leading to living room and sitting room. Fitted carpet staircase rising to the first floor. Solid Wood door with glass insert and skylight.

Living Room

14'07 x 17'07 (4.45m x 5.36m)

Textured ceiling with original coving, smoothly plastered walls with pictures rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay front window overlooking garden with far-reaching channel views and views down onto the Waterside. Wood panelled door leading through to the entrance hallway.

Sitting Room

12'01 x 16'03 (3.68m x 4.95m)

Textured ceiling with original coving, smoothly plastered walls with picture rails. Wood flooring. UPVC double glazed bay window to the side elevation. Wall mounted radiator. Wood panel door leading through to the entrance hallway.

Kitchen / Breakfast

12'02 x 20'08 (3.71m x 6.30m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood flooring. Wall mounted vertical radiator. UPVC double glazed windows to the side elevation. UPVC double glazed door leading to porch way. Modern fitted kitchen, comprising of wall and base units. Solid oak worktops. Integrated five ring gas hob. Integrated double oven. Stainless steel cooker hood. Composite sink. Integrated dishwasher. Space for fridge / freezer. Ample room for dining furniture. Wood framed door with glass insert leading through to the entrance hallway. Wood panelled door leading through to a utility room and W.C. Cloakroom.

Utility Room

4'04 x 8'08 (1.32m x 2.64m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Solid wood flooring. UPVC double glazed window to the rear. Wood panelled door leading through to kitchen. A further wood panelled door leading through to a W.C. cloakroom. Space for washing machine, Space for fridge / freezer.

W.C. Cloakroom

2'11 x 4'04 (0.89m x 1.32m)

Smoothly plastered ceiling, smoothly plastered walls. Solid wood flooring. Porcelain tiled splashbacks. UPVC double glazed windows with obscured glass to the side and rear elevation. Close coupled toilet. Wall mounted sink. Wood panelled door leading through to the utility room.

FIRST FLOOR

First Floor Landing

2'11 x 5'11 x 17'08 x 34'09 (0.89m x 1.80m x 5.38m x 10.59m)

Textured ceiling, smoothly plastered walls with picture rail. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to the side elevation. Staircase rising to the second floor. Wood panelled doors leading to bedrooms one, two and bedroom three. Further wood panelled doors leading to shower room and bathroom.

Bedroom One

14'02 x 15'06 (4.32m x 4.72m)

Papered ceiling with original coving, smoothly plastered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window overlooking garden and far-reaching channel views and views down onto the Waterside. Bespoke fitted wardrobes. Wood panelled door leading through to the first floor landing.

Bedroom Three

12'02 x 14'02 (3.71m x 4.32m)

Papered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood panelled door leading through to the first floor landing.

Bedroom Four

12'01 x 12'03 (3.68m x 3.73m)

Papered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the rear elevation. Original cast iron fireplace with decorative surround. Wood panelled door leading through to the first floor landing.

Family Bathroom

5'11 x 8'10 (1.80m x 2.69m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Tiled flooring. Porcelain tiled splashback. UPVC double glazed window with obscured glass to the side elevation. Wall mounted radiator. Freestanding bath with thermostatically controlled shower overhead. Wash and basin, close coupled toilet. Wood panelled door leading through to the first floor landing.

Shower Room

9'03 x 9'05 (2.82m x 2.87m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted vertical radiator. UPVC double glazed window to the side elevation. Pedestal wash hand basin, close coupled toilet. Corner shower with integrated jets. Wood panelled door leading through to the first floor landing.

SECOND FLOOR

Bedroom Two

14'04 x 18'04 (4.37m x 5.59m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted double column radiator. Fitted carpet staircase rising from the first floor landing. Velux window. UPVC double glazed window to the rear elevation with far-reaching channel views and views down onto the Waterside. Wood panelled door leading through to storage room.

REAR

Enclosed rear garden, decked raised terrace with far reaching channel views and views over the waterside. Steps ascend to a laid to lawn area with laid decorative chippings a raised beds. Feather edged fencing with steps descending to a rear access driveway with parking for one vehicle.

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.



www.ninaestateagents.co.uk

