



£390,000 Offers In Excess Of

10 Romilly Road, Barry

Detached House | 4 Bedrooms | 2 Bathrooms

01446 488288

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# Step Inside

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## Key Features

- West end location
- Double garage to the rear
- 4 bedroom property
- Gorgeous sea views
- Original features
- Low maintenance rear garden
- Close to local shops, public transport, parks and beaches

## Property Description

Botham Williams are delighted to offer for sale this four bedroom, three storey Edwardian mid terrace property. Whether you're commuting or unwinding, this location offers exceptional convenience and coastal charm. Within minutes' walking distance of Romilly Infant/Primary School, bus stops and train stations, local newsagents, chemists, cafés and hairdressers. Enjoy the best of both worlds with the scenic Knap Beach just a 15-minute stroll away, and two beautiful beaches—Jackson's Bay and Whitmore Bay—along with the picturesque Porthkerry Park, all reachable on foot in under 30 minutes.

## Main Particulars

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Perfectly positioned for commuters, this property is just a 4-minute walk from Barry train station, offering a swift 27-minute journey into Cardiff Central. Set in a peaceful coastal location, it's an ideal base for professionals working in Cardiff (only a 25-minute drive), Bristol (under 1.5 hours by train or just an hour by car), or Swansea (around 1 hour by car or train).

This beautifully presented home offers generous and flexible living across three floors, perfect for modern family life. The ground floor welcomes you with an entrance porch leading into a spacious hallway, followed by a comfortable lounge and a stunning open-plan kitchen/dining/living area—ideal for entertaining and everyday living. A separate dining or family room provides further versatile space.

To the first floor, you'll find two well-proportioned bedrooms, including one with its own en suite shower room, along with a stylish family bathroom. The second floor features two additional bedrooms and a flexible room currently used as a playroom or home office, catering perfectly to the demands of a growing household or hybrid working needs.

The property benefits from UPVC double glazing throughout and gas central heating via a combination boiler. Outside, there are enclosed, low-maintenance tiered gardens to the front and rear, along with a double garage to the rear offering secure off-road parking.

### Ground Floor

Entrance - Via wooden door with obscure glass panel above leading into;

## Hallway

The entrance hallway immediately impresses with its period charm, featuring original deep ceiling coving, ornate cornices, and decorative corbels. A traditional dado rail adds to the character, while the floor is laid with beautifully preserved original tiles. A wall-mounted central heating thermostat is also conveniently located here for modern comfort.

## Lounge - 4.88m x 4.32m

Located at the front of the property, the lounge enjoys a large UPVC double glazed box bay window framing breath-taking views across Barry and the Bristol Channel. Period charm is retained with elegant ceiling coving and a striking original cast iron fireplace, beautifully set on a tiled hearth. The room is finished with a soft fitted carpet, creating a warm and welcoming space to relax and unwind.

## Open Plan Kitchen/Dining/Living Room

This versatile open-plan space offers the perfect setting for both relaxed family living and entertaining. A UPVC double glazed window to the side elevation allows for plenty of natural light, while a built-in understairs storage cupboard adds practicality without compromising on style. Generously proportioned, the room easily accommodates a large dining suite or can be arranged as a comfortable family living area. Finished with wood-effect laminate flooring for a warm, contemporary feel, the space flows seamlessly with a step leading up into the kitchen and step down in to the dining room/family room.

## Kitchen

Stylish and well-appointed, the kitchen features a UPVC double glazed window to the side elevation and recessed ceiling spotlights for a bright, modern feel. A contemporary selection of wall, base, and display units is complemented by solid oak worktops and classic metro-style tiling to the splashback areas. A charming Belfast sink with mixer tap adds character, while the cooker—complete with a sleek stainless steel extractor hood—will remain as part of the sale.

Additional features include an integrated washing machine, plumbing for a dishwasher, and space for both an upright fridge/freezer and a tumble dryer. The tiled flooring is enhanced by the comfort of underfloor heating, and a UPVC double glazed door provides easy access to the rear garden.

## Dining/Family Room - 3.81m x 3.73m

Currently used as a dining room, this adaptable space offers the flexibility to serve as a second living room or family snug. A double glazed window overlooks the rear garden, allowing natural light to fill the room. At its heart is a charming coal-effect electric fire with a classic wooden surround, set on a polished marble hearth. The room is finished with a soft fitted carpet, creating a cosy and inviting atmosphere.

## First Floor

A carpeted staircase leads up to the second floor, with the first floor landing providing access to bedrooms one and two, as well as the family bathroom and is finished with a fitted carpet.

### Bedroom One 5.51m x 4.80m

Positioned at the front of the property, this generously sized master bedroom enjoys spectacular, far-reaching views over the Bristol Channel through a charming double glazed box bay window, accompanied by an additional front-facing window for added light and perspective. A feature fireplace with a coal-effect electric fire, set on a classic marble hearth, adds a touch of elegance and warmth to the space. The room is finished with a soft fitted carpet.

### Bedroom Two - 3.76m x 3.38m

A well-proportioned double bedroom featuring a double glazed window to the rear elevation, offering pleasant views over the garden. The room is finished with a fitted carpet and has ample space for additional bedroom furniture. Includes a private door leading directly into the en suite shower room.

### Ensuite Shower Room - 2.29m x 1.78m

This modern en suite features an obscure UPVC double glazed window to the side elevation, providing both natural light and privacy. Recessed ceiling spotlights and an extractor fan ensure a bright and well-ventilated space. The room is fitted with a contemporary three-piece suite, including a shower enclosure with a wall-mounted electric shower and granite-effect laminate splashbacks, a wash hand basin set into a sleek vanity unit with built-in storage, and a low-level WC. Stylish partly tiled walls, complemented by tiled flooring and a chrome-effect heated towel rail for added comfort.

### Bathroom - 3.43m x 2.21m

Positioned at the top of the stairs, the family bathroom enjoys garden views through a rear-facing double glazed window. This stylish space is fitted with a modern three-piece suite, including a freestanding clawfoot bath with a mixer tap and handheld shower attachment, a pedestal wash basin with traditional twin taps, and a low-level WC. Metro-style tiling adds a contemporary touch to the splashback areas, while wood-effect laminate flooring brings warmth and texture underfoot. A built-in storage cupboard houses the boiler.

## Second Floor

A bright and airy split-level landing featuring a rear-facing Velux window that fills the space with natural light. There is access to the loft, along with useful built-in eaves storage, ideal for keeping things neatly tucked away. Finished with a fitted carpet for comfort, the landing provides access to both bedrooms three and four.

#### Play Room/Office - 3.63m x 2.21m

Situated at the front of the property, this flexible space offers the ideal setting for a home office, playroom, or creative studio. Conveniently accessed from bedroom three, it provides a practical extension of the upper floor living space, perfect for adapting to your family's needs.

#### Bedroom Three - 3.81m x 3.18m

A spacious double bedroom located at the front of the property, enjoying breath-taking, far-reaching views across Barry and the Bristol Channel through a large double glazed window. The room features charming exposed and painted floorboards, adding a touch of character to this light-filled space.

#### Bedroom Four - 3.94m x 3.78m-

The fourth double bedroom is quietly positioned at the rear of the property, offering peaceful views over the garden through a double glazed window. Characterful exposed and painted floorboards add charm to this bright and versatile space, ideal as a guest room, home office, or additional family bedroom.

#### Outside -

Enjoying a sunny aspect, this low-maintenance rear garden is a true sun trap. Enclosed by a combination of brick walls and timber fencing for privacy, the garden features steps leading up to a generous decked area, ideal for outdoor seating and al fresco dining. A pathway provides access to the double garage, offering secure off-road parking or valuable additional storage. An outside water tap adds further convenience to this well-kept outdoor space.

#### Front

Set behind charming brick walls, steps with a handrail lead you up to a lovely patio area perfect for sitting and enjoying the stunning views over Barry. The rest of the front garden is laid to lawn, bordered by mature hedges, and vibrant flower and shrub beds, creating a peaceful and inviting entrance.

#### Garage

Access is available via an up-and-over door from Harbour Road or a wooden door from the rear garden. The space features a double-glazed window to the rear elevation, along with convenient power and lighting.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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