



Brooklands House, 27 Romilly Park Road  
Barry, CF62 6RQ

Watts  
& Morgan



# Brooklands House, 27 Romilly Park Road

Barry, CF62 6RQ

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**£725,000 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A unique opportunity to purchase a four bedroom, detached family home enjoying elevated views over Romilly Park. Situated in the highly desired West end of Barry, just a stones throw away from the seafront and the Knap Lake/Gardens. Accommodation briefly comprises; porch, entrance hallway, living room, sitting room, dining room, kitchen, utility room and cloakroom. First floor landing, spacious primary suite with stairs to second floor dressing room and en-suite, three further double bedrooms and a family bathroom. Externally the property benefits landscaped front and rear gardens and a detached triple garage providing off-road parking. Being sold with no onward chain.

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## Directions

Cardiff City Centre – 10.5 miles

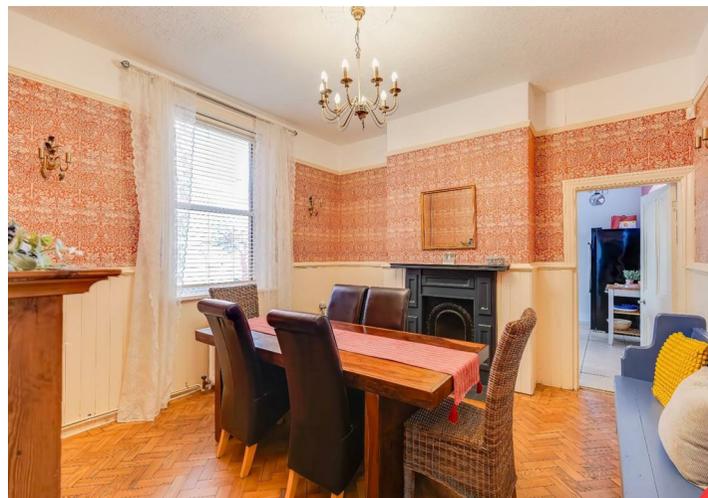
M4 Motorway – 9.3 miles

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## Ground Floor

Entered via a large solid wooden door with a double-glazed panel above into a porch benefitting from tiled flooring, tiled walls and decorative cornice detailing. A second partially-glazed wooden door with glazed side panels leads into a welcoming hallway benefitting from original wood block flooring, picture rails, decorative cornice detailing, wall panelling, a stained glass window to the side elevation and a carpeted wooden staircase with an understair storage cupboard leading to the first floor.

The bay-fronted living room enjoys wood block flooring, a central feature log burner, decorative cornice detailing and uPVC double-glazed windows to the front elevation enjoying elevated views over Romilly Park.

The sitting room is a versatile space and enjoys carpeted flooring, a central feature fireplace, decorative cornice detailing and a uPVC double-glazed bay-window to the front elevation.

The dining room benefits from wood block flooring, a central feature fireplace, picture rails, a ceiling rose and a uPVC double-glazed window to the side elevation.

The kitchen has been fitted with a range of wall and base units with solid wood work surfaces. Appliances to remain include; a 'Rangemaster' cooker with a 7-ring electric hob and a 'Montpellier' dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splash-back, a Belfast sink with a mixer tap over and three uPVC double-glazed windows to the side elevations.

The utility room has been fitted with a range of base units with solid wood work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, a wall-mounted 'Baxi' combi boiler, a recessed storage cupboard, single-glazed wooden windows to the rear elevation and a partially glazed wooden door providing access to the rear garden.

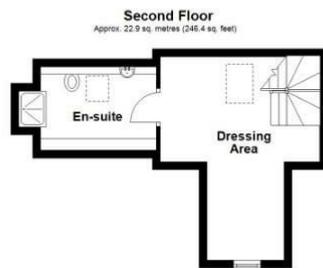
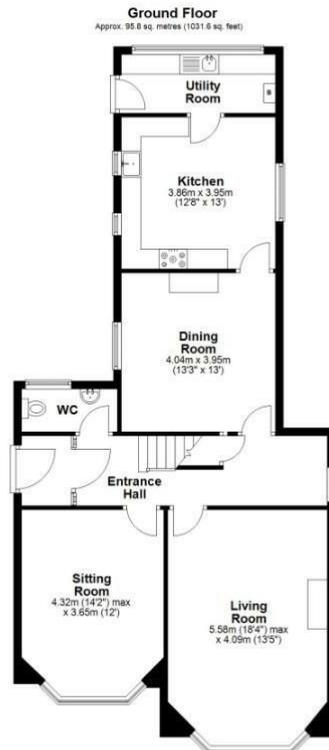
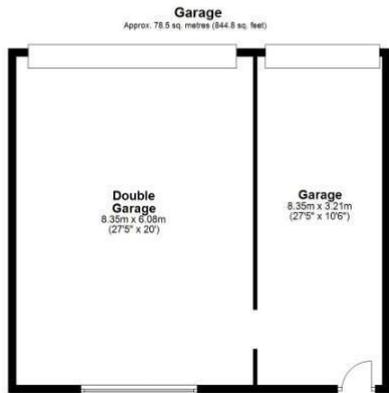
The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls and an obscure uPVC double-glazed window to the rear elevation.



## First Floor

The first floor landing benefits from carpeted flooring, decorative wall panelling, decorative cornice detailing and an obscure uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a recessed storage cupboard, decorative cornice detailing and a uPVC double-glazed bay-window to the front elevation providing further elevated views over Romilly Park. A carpeted staircase leads to a versatile dressing room/study space benefitting from carpeted flooring, a uPVC double-glazed window to the front elevation and a double-glazed rooflight. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over and a wash hand basin and a WC set within a vanity unit. The en-suite further benefits from tile effect vinyl flooring, recessed ceiling spotlights, tiled walls, a range of fitted storage units and a double-glazed rooflight.



Total area: approx. 286.0 sq. metres (3079.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

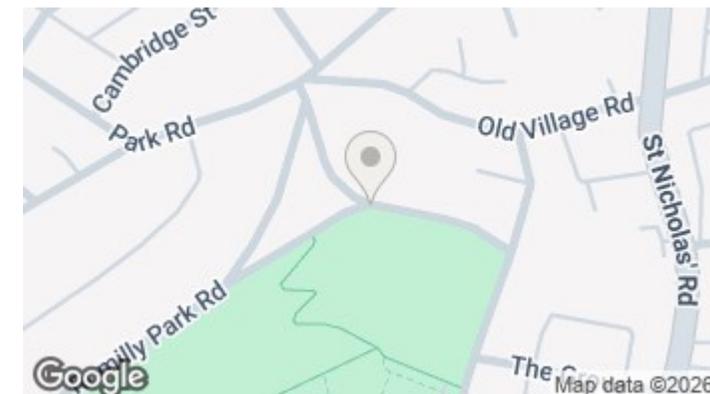
Bedroom two is a spacious double bedroom and enjoys carpeted flooring, an obscure uPVC double-glazed window to the side elevation and a set of uPVC double-glazed French doors providing access onto a balcony. Bedroom three is another double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the side elevation. Bedroom four is a further double bedroom enjoying carpeted flooring, a hatch providing access to loft space and three uPVC double-glazed windows to the rear/side elevations. The family bathroom has been fitted with a 4-piece white suite comprising; a freestanding oval bath with a handheld shower attachment, a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

### Garden & Grounds

Brooklands House is approached off the street onto a concrete path providing access to the property. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. Two patio areas and a large raised deck provide ample space for outdoor entertaining and dining. The rear garden further benefits from a large brick-built storage shed and a recently re-built triple garage with two electric roller doors access from Old Village Road, a wall mounted EV charger point and a uPVC double-glazed window.

### Additional Information

All mains services connected.  
Freehold.  
Council tax band 'G'.  
EPC rating 'D'.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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