



Sydney House, Romilly Road  
Barry, CF62 6LF





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£575,000 Freehold

**6 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Watts & Morgan are delighted to market this spectacular six-bedroom Edwardian semi-detached family home enjoying superb panoramic views over Barry. Situated in the desirable west end of Barry, Sydney House is within minutes walking distance to Romilly Primary School, High Street and Train Station. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation over three floors briefly comprises: entrance hall, living room, sitting room, kitchen/dining room, utility room, WC. First floor landing, master bedroom with en-suite, three further spacious bedrooms and a family bathroom. Second floor landing and a further two spacious bedrooms. Externally the property enjoys beautifully landscaped, low maintenance gardens and a detached coach house/garage. EPC Rating: 'TBC'.

## Directions

- Barry Town Centre 0.3 miles
- Cardiff City Centre 9.1 miles
- M4 (J33) 9.0 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a hardwood door with stained insert into a welcoming hallway benefiting from original tiled flooring, a carpeted staircase leading to the first floor landing, a wall mounted alarm panel and quarry tiled flooring.

The spectacular dual aspect living room enjoys carpeted flooring, a central feature gas fireplace, original cornice work detail and ceiling rose, a bespoke storage units and double glazed wooden bay windows to the side/rear elevations providing panoramic elevated views over Barry.

The sitting room is a versatile room which enjoys oak flooring, a central feature fireplace, original cornice work detail and ceiling rose and a double glazed, wooden box bay window to the side elevation.

The bespoke kitchen has been fitted with a range of base and wall units with granite work surfaces. Integral appliances to remain include 'Leisure' cooker and 'Beko' fridge/freezer. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a Belfast sink, flagstone flooring, wooden sash windows to the side and rear elevations with a wooden glazed door providing access to the rear garden.

The cloakroom offers a WC, vinyl flooring, partially tiled walls, a floor mounted 'Worcester' boiler and an obscured glazed window to the rear elevation.

The utility room has been fitted with a range of base and wall units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from quarry tiled floors, obscured glazed windows to the side/rear elevations with a glass roof.

### FIRST FLOOR

The first floor landing enjoys carpeted flooring, a carpeted staircase leading to the second floor accommodation, a loft hatch providing access to loft space, original cornice work detail and a double glazed wooden window to the side elevation.

The spacious master bedroom enjoys carpeted flooring, a range of bespoke fitted wardrobes, a wash-hand basin set within a vanity unit, original cornice detail and ceiling rose, a box bay window providing spectacular elevated panoramic views over Barry. The en-suite shower room has been fitted with a 2-piece white suite comprising: a shower cubicle with thermostatic rainfall shower over and a WC. The en-suite further benefits from tiled flooring/walls and an obscured wooden window to the rear elevation.

Bedroom two is a generously sized double bedroom enjoying carpeted flooring, fitted wardrobes and a wooden double glazed window to the side elevation.

Bedroom three (located to the front of the property) and is a spacious double bedroom enjoying carpeted flooring and a wooden double glazed bay window overlooking the front garden.

Bedroom four (currently being used as a TV room) enjoy exposed wooden floorboards and a wooden double glazed sash window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a large glass shower cubicle with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from exposed wooden floorboards, partially tiled walls and an obscured wooden double glazed window to the side elevation.





Total area: approx. 275.6 sq. metres (2966.2 sq. feet)

Plan produced by Watts & Morgan LLP  
Plan produced using PlanUp.

## SECOND FLOOR

The second-floor landing enjoys carpeted flooring, a pedestal wash-hand basin and a loft hatch providing access to the loft space.

Bedroom five is a spacious double bedroom which enjoys carpeted flooring, eaves storage and a wooden double-glazed window to the side elevation.

Bedroom six enjoys carpeted flooring, fitted eaves storage, a pedestal wash-hand basin and a wooden double-glazed window to the side elevation.

## GARDENS AND GROUNDS

The low maintenance front garden enjoys an astro-turf area, a large children's playhouse (available via separate negotiation) and a variety of mature borders and shrubs. Gradual steps lead down to a beautifully landscaped, low maintenance tiered rear garden which enjoys a variety of mature shrubs/borders and three patio areas providing ample space for outdoor entertaining and dining.

## COACH HOUSE / GARAGE

Situated at the rear of the garden, the Coach House enjoys wooden flooring, a range of base and wall units and wooden windows to the rear elevation provides panoramic views over Barry. The double garage and coach house benefits from an alarm system. Below, the double garage is accessed via a pedestrian door or the wooden bi-folding doors onto the rear lane.

## SERVICES AND TENURE

All mains services connected. Freehold.

AWAITING EPC GRAPH.



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