



57 Westward Rise  
Barry, Vale of Glamorgan, CF62 6PP

Watts  
& Morgan



# 57 Westward Rise

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**£389,950 Freehold**

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A beautifully presented, extended three bedroom family home situated in the West end of Barry. Conveniently located to Porthkerry Park, Barry Island, The Knap, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, bay-fronted dining room, sitting room, conservatory, kitchen and utility room. First floor landing; three spacious bedrooms and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles and beautifully landscaped, South-facing rear garden. EPC Rating; 'TBC'.

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## Directions

Penarth Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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## Summary of Accommodation

### Ground Floor

Entered via a uPVC obscure glazed door into a welcoming hallway benefitting from oak effect vinyl flooring, a wide carpeted staircase leading to the first floor and a uPVC double-glazed window to the side elevation.

The spectacular bay-fronted dining room enjoys carpeted flooring and a uPVC double-glazed windows to the front elevation.

The spacious sitting room benefits from carpeted flooring, feature cornice work detail, a feature gas fireplace, a wooden double-glazed window to the side elevation and wooden glazed doors providing access into the conservatory.

The conservatory benefits from oak flooring, uPVC double-glazed windows to the rear elevation over-looking the garden and a uPVC double-glazed door providing access to the patio.

The kitchen has been fitted with a range of base and wall units with solid wood work surfaces. Integral appliances to remain include; a 'De'Longhi' 5-ring gas cooker with an extractor hood over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a stainless steel sink, wood effect vinyl flooring, tiled splash-back. a uPVC double-glazed window to the front elevation and a uPVC double-glazed window to the rear elevation.

The utility room benefits from wood effect vinyl flooring. Space and plumbing has been provided for freestanding white goods and a uPVC obscure glazed door provides access to the side garden.

### First Floor

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom which enjoys wood effect laminate flooring, a range of fitted wardrobes and a large uPVC double-glazed window to the rear elevation.

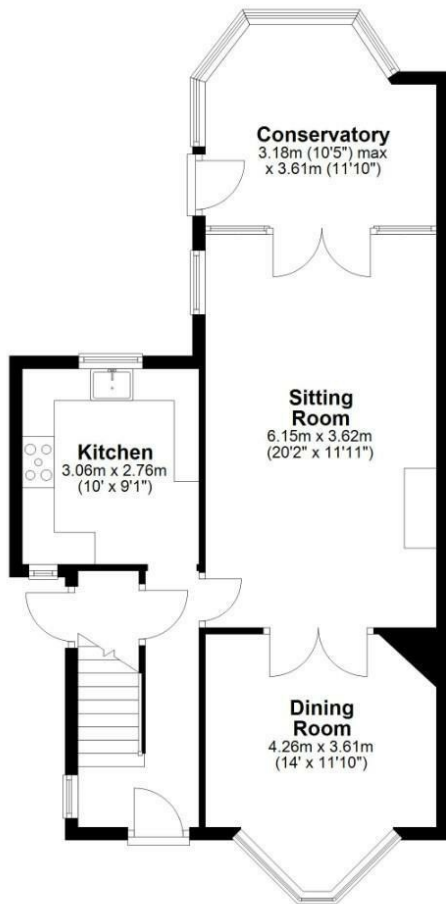
Bedroom two is another spacious double bedroom benefiting from wood effect laminate flooring and a uPVC double-glazed window to the front elevation.

Bedroom three is a spacious single bedroom enjoying wood effect laminate flooring, a fitted desk, a recessed store cupboard housing the 'Baxi' combi boiler and a uPVC double-glazed window to the side elevation.

The generously sized family bathroom has been fitted with a 4-piece white suite comprising; a tile panelled bath, a large walk-in shower with a thermostatic rainfall shower over and a handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from partially tiled walls, recessed ceiling spotlights, wood effect vinyl flooring, a wall-mounted chrome towel radiator and two uPVC obscure double-glazed windows to the front and rear elevations.



**Ground Floor**  
Approx. 61.3 sq. metres (659.4 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 104.3 sq. metres (1122.6 sq. feet)

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

**Gardens & Grounds**

57 Westward Rise is approached off the road onto a block paved driveway providing off-road parking for several vehicles. The front garden enjoys a variety of mature shrubs and borders. The beautifully landscaped South-facing rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs, chipping borders, an outdoor wooden store shed and a large patio area providing ample space for outdoor entertaining and dining.

**Additional Information**

All mains services connected.  
Freehold.  
Council tax band 'E'.



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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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