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## 89 Westward Rise, Barry CF62 6PQ £364,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

A well presented recently renovated by the current owners, three bedroom semi detached property placed in the ever popular location of the Garden Suburb. Purpose made paths lead directly to Porthceri Country park and numerous beaches. Briefly comprising, porch, entrance hallway, living room with space for a log burner, dining room, kitchen. To the first floor, three bedrooms and a family bathroom. To the front, double gates opening to driveway providing off road parking and access to garage and rear garden. To the rear, a larger than average garden - laid to lawn surrounded by hedges and trees, summer house and paved patio area. UPVC & Gas central heating via a recently installed Dec 22 combination boiler. The property also has also undergone a full rewire.





## FRONT

Enclosed Forecourt front. Driveway. Iron Fencing and gates. Established shrubbery. Paved pathway leading to a UPVC double glazed front door leading into porch. Side access to rear. Electric charging point.

## Porch

4'07" x 6'00" (1.40m x 1.83m)

UPVC double glazed windows. UPVC double glazed front door. Wood Laminate flooring. UPVC double glazed front door with obscure glass leading in to the entrance hallway.

## Entrance Hallway

6'02" x 13'08" (1.88m x 4.17m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with stained glass insert to the side elevation. UPVC double glazed obscure glass door leading through to front porch. Fitted carpet staircase rising to the first floor. Wooden door's leading through to the living room. A further wooden door leading through to the kitchen.

## Living Room

12'00" x 14'03" (3.66m x 4.34m)

Smoothly plastered ceiling and revealed beams and coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio sliding doors to the rear garden. Through opening to dining area. Wooden door leading through to the entrance hallway.

## Dining Room

10'01" x 12'00" (3.07m x 3.66m)

Smoothly plastered ceiling with coving and revealed beams. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Log burner with oak beam. UPVC double glazed window to the front elevation. Through opening to living room. Wooden door leading through to the entrance hallway.

## Kitchen

9'02" x 10'01" (2.79m x 3.07m)

Polystyrene ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the rear elevation. UPVC double glazed window to the front elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Space for cooker, Space for washing machine. Space for fridge freezing. Integrated dishwasher. Stainless steel sink. Wooden door leading through to inner hallway.

## Inner Hall

2'08" x 3'06" (0.81m x 1.07m)

Papered ceiling. Wood panelled walls. Wooden louvred doors to storage. Fitted carpet flooring. UPVC double glazed patio doors with obscure glass to the side elevation.

## FIRST FLOOR

### First Floor Landing

6'02" x 7'00" (1.88m x 2.13m)

Smoothly plastered ceiling with loft access and coving. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the side elevation. Wooden door's leading to bedroom's one, two and bedroom three. Further wooden door leading to the family bathroom. Fitted carpet staircase rising from ground floor.

### Bedroom One

12'01" x 13'06" (3.68m x 4.11m)

Smoothly plastered ceiling with coving. Smoothly plastered walls - part panelled. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing. Built in storage.

### Bedroom Two

10'01" x 10'09" (3.07m x 3.28m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the first floor landing.

### Bedroom Three

9'1" x 10'0" (2.77m x 3.05m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading through to the first floor landing.

## Family Bathroom

6'01" x 6'02" (1.85m x 1.88m)

Smoothly plastered ceiling with inset lights. Ceramic tiled walls with vent extractor. Ceramic tiled flooring. Wall mounted vertical radiator. UPVC double glazed window to the front elevation. Vanity wash hand basin. Bath with thermostatically controlled shower overhead. Close coupled toilet. Wooden door leading through to the first floor landing.

## REAR

Enclosed larger than average rear garden. Feather edged fencing surrounding. Paved patio area. Established shrubbery. Laid lawn. Pond. Raised bedding area. Access to summer house. Space for green house. Side access to drive and garage.

## GARAGE

Detached garage. Up and over garage door. Power & Lighting.

## COUNCIL TAX

Council tax band E

## 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

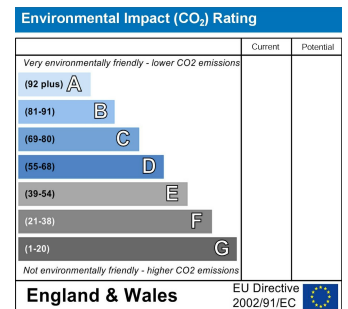
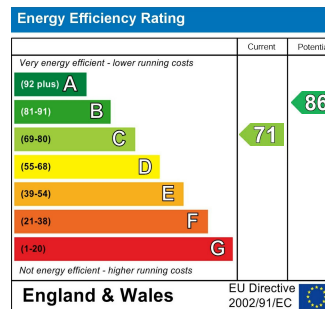
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.



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