



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



164 Westward Rise, Barry CF62 6NR £540,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Situated in the sought-after garden suburb of Porthkerry Park, this stunning four-bedroom detached property in the West End of Barry is a true gem. Immaculately presented, the house offers a porch, entrance hallway, lounge, dining room, and a well-equipped kitchen/breakfast room with integrated appliances. Additionally, there is a utility room and a convenient W.C. cloakroom on the ground floor.

Upstairs, you will find four bedrooms, including a master bedroom with an en suite shower room, and a family bathroom. The house benefits from UPVC double glazing throughout and gas central heating.

The enclosed rear garden boasts a well-maintained lawn and mature shrubbery, providing a peaceful and private outdoor space. At the front of the property, there is a driveway with ample parking, along with access to a garage.

One of the main attractions of this property is its proximity to stunning natural landmarks, including Marine Drive, Porthkerry Country Park, Cold Knap, and several beautiful beaches.

A viewing is highly recommended to fully appreciate this wonderful property, which is also offered for sale with no chain.



FRONT

Driveway leading to garage. Decorative chippings. Laid Lawn. Established Shrubbery. Side access to rear. Entrance via a composite front door leading to porch and entrance hallway.

Porch

3'00 x 6'10 (0.91m x 2.08m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed windows. Composite front door. Internal wooden door entry to garage.

Entrance Hallway

5'10 x 15'00 (1.78m x 4.57m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wooden door to under stairs cupboard/storage space. Wooden doors leading to living room, kitchen and W.C Cloakroom. Fitted carpet staircase leading to the first floor.

Living Room

11'02 x 16'02 (3.40m x 4.93m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Double wooden doors leading to the dining room. Wooden door leading to the entrance hallway.

Dining Room

9'10 x 11'03 (3.00m x 3.43m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio doors leading out to the rear garden. Wooden door leading to the kitchen. Double wooden doors leading through to the living room.

Kitchen

9'10 x 14'02 (3.00m x 4.32m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled splashbacks. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate work tops. Integrated four ring gas hob. Integrated double oven. Integrated dishwasher. Space for fridge freezer. Through opening to utility room. Wooden door leading out to the entrance hallway. Wooden door leading to the dining room.

Utility Room

4'10 x 5'09 (1.47m x 1.75m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled splashbacks. Vinyl flooring. Wall mounted radiator. Base units. Stainless steel sink. Wall mounted boiler. Wooden door with glass insert leading to side access. Through opening to kitchen.

W.C Cloakroom

4'09 x 4'11 (1.45m x 1.50m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled splashbacks. Fitted carpet flooring. Wall mounted radiator. Close coupled toilet. Pedestal wash hand basin. Wooden door leading to the entrance hallway.

FIRST FLOOR

First Floor Landing

4'11 x 11'09 (1.50m x 3.58m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wooden doors leading to the master en-suite, bedroom two and bedroom three. Further wooden door's leading to bedroom four and the family bathroom. Access to airing cupboard.

Bedroom One

10'08 x 17'08 (3.25m x 5.38m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wooden door leading through to the en-suite shower room. Access to storage cupboard. Two double built-in wardrobes. Wooden door leading to the first floor landing.

En-Suite

6'09 x 7'11 (2.06m x 2.41m)

Smoothly plastered ceiling. Smoothly plastered walls. Ceramic tiled splashbacks. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed obscured glass window to the front elevation. Corner shower with thermostatically controlled shower overhead. Close coupled toilet. Pedestal wash hand basin. Wooden door leading to the master bedroom.

Bedroom Two

9'10 x 12'03 (3.00m x 3.73m)

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

Bedroom Three

7'07 x 9'00 (2.31m x 2.74m)

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

Bedroom Four

7'11 x 8'11 (2.41m x 2.72m)

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

Family Bathroom

6'11 x 8'00 (2.11m x 2.44m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled splashbacks. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath. Close coupled toilet. Pedestal wash hand basin. Wooden door leading to the first floor landing.

REAR

A Beautiful enclosed rear garden. Side access to front. Laid lawn. Mature shrubbery. Paved patio area leading from dining room. Raised decked area with pergola. Feather edge fencing surrounding.

GARAGE

7'11 x 16'03 (2.41m x 4.95m)

Up and over garage door. Power and lighting. Wooden door leading to porch area.

COUNCIL TAX

Council tax band F

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.

