



## 48 Westward Rise, Barry CF62 6PN £314,950 Freehold

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

A much loved, traditional home placed in the sought after 'Garden Suburb' location to the West of Barry close to shops, schools and public transport. Purpose built paths lead directly to Porthkerry Country Park, Romilly Park, The Knap and several beaches.

Briefly comprising, entrance porch, hallway with stairs rising to the first floor, spacious living room, a fitted kitchen / dining room with French doors opening to the rear garden. To the first floor a master bedroom, a further double bedroom, and a single bedroom, a family shower room.

To the front a paved driveway with laid chippings providing parking for one vehicle and pathway giving rear access, planted established shrubbery proving privacy. To the rear, a paved patio sun terrace leading down to a further area of garden with laid lawn and established shrubbery surrounding. storage shed, and gated access to Porthkerry country park.

The property is beautifully presented, full of original features, has gas central heating via combination boiler and UPVC double glazing throughout.





## FRONT

Enclosed front garden with planted established shrubbery and a driveway providing parking for one vehicle. Laid decorative chippings. Side access to rear garden. UPVC double glazed double doors opening to an entrance porch.

## Entrance Porch

2'03 x 4'07 (0.69m x 1.40m)

Wood panelled ceiling, textured ceiling. Vinyl wood effect flooring. A wooden door with obscured glass inserts leading through to the entrance hallway. UPVC double glazed French doors leading from drive.

## Entrance Hallway

3'07 x 3'09 (1.09m x 1.14m)

Papered ceiling, papered walls. Fitted carpet flooring. Fitted carpet staircase rising to the first floor. Wood panelled door leading through to the living room. Wood framed door with obscured glass insert leading to porch.

## Living Room

12'05 x 13'11 (3.78m x 3.99m)

Papered ceiling, papered walls with original picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Working fireplace with feature surround and terracotta tiled hearth. Wood framed glass insert door leading through to kitchen / dining. Wood panelled door leading through to the entrance hallway.

## Kitchen / Dining

7'09 x 18'02 (2.36m x 5.54m)

Textured ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of base units. Wood laminate worktops and upstand. Stainless steel sink. Space for cooker. Space for washing machine. Porcelain tiled splashback. Wall mounted combination boiler. Access to under stairs storage.

## FIRST FLOOR

### First Floor Landing

2'11 x 7'05 (0.89m x 2.26m)

Papered ceiling with loft access, papered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panel door leading through to a family shower room. Fitted carpet staircase rising from ground floor.

### Bedroom One

11'02 x 12'06 (3.40m x 3.81m)

Papered ceiling, papered walls with original picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Original period feature fireplace. Built in wardrobe. Wooden door leading through to the first floor landing.

### Bedroom Two

7'11 x 12'10 (2.41m x 3.91m)

Papered ceiling, papered walls with original picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Original period feature fireplace. Wood panelled door leading through to the first floor landing.

### Bedroom Three

7'04 x 10'00 (2.24m x 3.05m)

Papered ceiling, papered walls with original picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to storage. Wood panelled door leading to the first floor landing.

### Family Shower Room

6'03 x 8'04 (1.91m x 2.54m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Porcelain tiled splashback's. Corner shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet.

## REAR

A spacious rear enclosed garden with paved terraced area providing ample room for garden furniture and side access to the front. Planted established shrubbery. Laid to lawn. Gate to the rear leading to Porthkerry country park.

## COUNCIL TAX

Council tax band D

## 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

