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106 Westward Rise, Barry CF62 6PQ £445,000 Freehold

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

Nestled in the charming area of Westward Rise, Barry, this semi-detached house presents an exceptional opportunity for families seeking a much-loved home. With an inviting façade and a warm atmosphere, this property boasts two generous reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the spacious kitchen and breakfast area, which offers ample room for family gatherings and culinary adventures. The property features four well-proportioned double bedrooms, ensuring that everyone has their own comfortable space. Additionally, there are two separate bathrooms, providing convenience for busy mornings and family life.

Outside, the large rear garden is a true highlight, offering a tranquil retreat with direct access to the picturesque Porthkerry Country Park. This green space is ideal for leisurely strolls, picnics, and outdoor activities, making it a perfect extension of your home.

For those with vehicles, the property includes parking and an integral garage, adding to the practicality of this delightful residence.

This semi-detached house in Westward Rise is not just a property; it is a family home filled with warmth and potential. With its spacious interiors, beautiful garden, and proximity to nature, it is an ideal choice for those looking to settle in a welcoming community.



FRONT

Driveway leading to a integral garage. Laid to lawn. Planted established shrubbery. UPVC double glazed door leading to the entrance porch.

Entrance Porch

4'02 x 9'11 (1.27m x 3.02m)

Plastered ceiling, plastered walls. Ceramic tiled flooring. UPVC double glazed windows to the side and front elevations. UPVC double glazed front door leading from drive. Wood framed doors leading to entrance hallway and garage.

Entrance Hallway

6'07 x 14'06 (2.01m x 4.42m)

Plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood framed door with obscured glass insert leading through to the entrance porch. Further wood framed doors with glass insert leading through to kitchen breakfast. A wood panelled door leading through to the living room. Wooden fire door leading to integral garage.

Living Room

12'00 x 23'10 (3.66m x 7.26m)

Plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed window to the front elevation. UPVC double glazed French doors leading out to the rear garden and terrace. Wooden door leading through to the entrance hallway. Space for Log Burning Stove. (Current log burning stove is not to remain at the property)

Kitchen / Breakfast

10'11 x 18'11 (3.33m x 5.77m)

Smoothly plastered ceiling, papered walls. Ceramic tiled flooring. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated double oven. Integrated induction hob. One step down to a continuation of the kitchen with wall and base units, breakfast bar and, through to dining / sitting room. Wood framed door with glass insert leading to the entrance hallway.

Sitting / Dining Room

9'02 x 12'11 (2.79m x 3.94m)

Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed sliding patio doors leading out to the rear garden, via Terrace area. Wood framed glass insert door leading through to utility. Through opening to kitchen / breakfast area.

Utility

6'01 x 9'03 (1.85m x 2.82m)

Plastered ceiling. Plastered walls. Fitted carpet flooring. Wood framed single pane window to the rear elevation overlooking garden. UPVC double glazed patio door with obscured glass insert leading to rear garden. Wall mounted combination boiler. Stainless steel sink. Space for washing machine, space for dryer, space for fridge freezer. Wood framed obscured glass insert door leading through to dining / sitting room.

FIRST FLOOR

First Floor Landing

8'00 x 14'10 (2.44m x 4.52m)

Plastered ceiling, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panel doors leading to four double bedrooms and main family bathroom. A further wood panel door leading to a shower room. Access to storage cupboard.

Bedroom One

11'11 x 14'06 (3.63m x 4.42m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panel door leading through to the first floor landing.

Bedroom Two

8'11 x 12'01 (2.72m x 3.68m)

Plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

Bedroom Three

10'00 x 11'08 (3.05m x 3.56m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in storage. Wood panelled door leading through to the first floor landing.

Bedroom Four

9'00 x 10'00 (2.74m x 3.05m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

Family Bathroom

9'00 x 10'06 (2.74m x 3.20m)

Plastered ceiling with inset lights and coving, cork board walls - partially porcelain tiled. Fitted carpet flooring. Wall mounted radiator. Pedestal wash hand basin. Bath with electric shower overhead. Close coupled toilet. UPVC double glazed window with obscured glass to the rear elevation. Wood panelled door leading through to the first floor landing.

Shower Room

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

Textured ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet. Shower cubicle with electric shower overhead. Access to over stairs storage. Wood panelled door leading through to the first floor landing.

REAR

A larger than average rear garden with direct access to Porthkerry country park via a lockable gate. Raised terraced area leading from the living and sitting rooms. Steps descend to a laid to lawn. Planted established shrubbery surrounds the garden with the woodland of Porthkerry country park to the rear.

GARAGE

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.

PHOTOGRAPH DISCLAIMER

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PROCEEDS OF CRIME ACT 2002

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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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