



60 Westward Rise, Barry CF62 6PP £439,000 Leasehold

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



Immaculately presented and thoughtfully renovated throughout in recent years, this exceptional semi detached family home is situated in one of the most sought-after locations and offers both style and versatility. A single-storey extension to the rear and side elevation has enhanced the living space, creating a contemporary layout ideal for modern family life. The accommodation comprises a welcoming entrance hallway, a living room that opens into a beautifully designed open-plan kitchen/diner. The kitchen features a central island, perfect for entertaining or casual dining. A convenient cloakroom/W.C. completes the ground floor. To the first floor are three bedrooms, en suite and a modern family bathroom. Externally, the property offers an open driveway to the front, providing ample off-road parking, along with gated side access. The rear garden is a true highlight—backing directly onto Porthkerry Country Park with private access. A raised patio area provides the perfect spot for outdoor dining, leading to a well-maintained garden featuring mature shrubs, a vegetable growing area, a brick-built workshop, and a charming summer house. AGENTS NOTE: Leasehold - (This property is leasehold with a 999-year with approx 899 years remaining).

FRONT

Fourcourted front, double driveway. Planted established shrubbery. Side access to rear. Composite front door.

Entrance Hallway

4'09 x 11'03 (1.45m x 3.43m)

Smoothly plastered ceiling, smoothly plastered walls. Karndean flooring. Wall mounted radiator. Access to built-in storage. Composite front door with obscured glass insert. Fitted carpet staircase rising to first floor. Wood framed doors leading through to the dining room and living room.

Living Room

13'09 x 14'09 (4.19m x 4.50m)

Smoothly plastered ceiling, smoothly plastered walls. Karndean flooring. Wall mounted radiator. UPVC double glazed sash bay fronted window. Wood framed doors leading through to the kitchen / breakfast and entrance hallway. Wood burning stove with floating mantle. Wood framed door leading through to the entrance hallway.

Dining Room

8'05 x 13'06 (2.57m x 4.11m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Karndean flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Through opening to kitchen / breakfast. Wood framed door leading through to the entrance hallway.

Kitchen / Breakfast

12'03 x 20'07 (3.73m x 6.27m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Karndean flooring. Porcelain tiled splash backs. UPVC double glazed window to the rear elevation with views over the garden. Fitted kitchen, comprising of wall and base units central island and breakfast bar. Wood laminate worktops. Integrated NEF induction hob. Integrated NEF double oven. Integrated dishwasher. Porcelain 1/12 bowl sink. Wood framed door leading through to the living room, a further wood framed door leading to a W.C. Cloakroom. Understairs stairs storage. Through opening to dining room.

W.C Cloakroom

5'07 x 5'11 (1.70m x 1.80m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed sash window with obscured glass to the rear elevation. Vanity wash hand basin. Close coupled toilet. Wood framed door leading through to the first floor landing.

First Floor Landing

6'07 x 12'07 (2.01m x 3.84m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed sash window to the front elevation. Fitted carpet staircase rising from the ground floor. Wooden framed doors leading to bedrooms one, two and bedroom three. Further wooden framed doors leading to a W.C. cloakroom and family bathroom.

Bedroom One

10'03 x 13'10 (3.12m x 4.22m)

Smoothly plastered ceiling with loft access with fix pull down ladder, fully boarded with velux window to rear, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed sash window to the rear. Built in double wardrobes. Wood framed door leading through to the first floor landing.

Bedroom Two

8'05 x 12'03 (2.57m x 3.73m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed sash window to the rear elevation. Double built-in wardrobes. Wood framed door leading through to the first floor landing.

Bedroom Three

6'00 x 8'04 (1.83m x 2.54m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed sash window to the front elevation. Double wardrobes. Wood framed door leading through to the first floor landing.

Family Bathroom

6'07 x 7'02 (2.01m x 2.18m)

Smoothly plastered ceiling with inset lights and vent extractor. Smoothly plastered walls - part porcelain tiled. Vinyl flooring. Wall mounted radiator. UPVC double glazed sash window to the rear elevation. vanity wash hand basin. Close coupled toilet. Double shower with thermostatic controlled shower overhead. Wood framed door leading through to the first floor landing.

REAR

Backing directly onto Porthkerry Country Park with private access. A raised patio area provides the perfect spot for outdoor dining, leading to a well-maintained garden featuring mature shrubs, a vegetable growing area, a brick-built workshop, and a charming summer house. Side access to front.

Summer House

5'09 x 5'08 (1.75m x 1.73m)

Power and Lighting. UPVC double glazed patio doors.

Workshop

9'10 x 23'05 (3.00m x 7.14m)

Power and lighting. Barn doors opening.

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

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 Leasehold. AGENTS NOTE: Leasehold - (This property is leasehold with a 999-year with approx 899 years remaining, which is effectively as good as owning the freehold for most people. THERE IS NO GROUND RENT TO PAY AND NO SERVICE CHARGES OR MAINTENANCE FEES.

The freeholder is absent, but this is very common with long leases like this one and typically does not cause any issues. You effectively have full control and use of the property. The seller's solicitor can provide a statutory declaration or indemnity insurance where appropriate. You are advised to check these details with your solicitor as part of the conveyancing process.

SECTION 21

IN ACCORDANCE WITH SECTION 21 OF THE ESTATE AGENTS ACT 1979, I HEREBY DECLARE THERE IS A PERSONAL INTEREST IN THE SALE OF THIS PROPERTY.



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