



## Starlight View, 156 Westward Rise

Marine Heights, Barry, CF62 6NQ

Price £675,000

HARRIS & BIRT



Harris & Birt are delighted to market this beautifully presented, substantial and executive, four bedroom, detached family home, spanning circa 2,000 sq/ft situated in the highly desirable Marine Heights area of the Garden Suburb in the West end of Barry within walking distance of the attractive Marine Drive, The Knap and both Porthkerry & Romilly Park, as well as enjoying further benefits such as UPVC double glazing throughout, oak laid flooring and gas central heating.

The accommodation, found in excellent condition throughout, briefly comprises: entrance hall, living room, summer room, dining room, kitchen/breakfast room, utility room, study/snug, cloakroom and a double garage to the ground floor. Stairs lead up to a half galleried first floor landing, spacious master bedroom with en suite, two further double bedrooms, a sizeable single bedroom (or secondary study if needed) as well as a well appointed family bathroom. Externally the property benefits from a block paved forecourt providing off road parking for several vehicles and access to the spacious double garage. Access to the rear is from each side to two flat, private and well maintained gardens.

Marine Heights has long been regarded as one of the most desirable residential areas in Barry, situated to the West with the Bristol Channel to the south. Marine Drive is just a short walk away from the property and the property is also within a short stroll of The Knap Gardens and Lake, pebble beach, Watch Tower Bay, Romilly Park, coffee shops and cafés. With easy access to the main road network bringing major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

- An Attractive and Spacious Detached Property
- Four Reception Rooms
- Spacious Double Garage
- Two attractive & Private Rear Gardens
- Excellent School Catchment Area
- Flexible & Adaptable Accommodation
- Four Bedrooms, Three Doubles & One Large Single
- Driveway Parking For Several Vehicles
- Popular Location Close To The Cold Knap
- EPC - C

## Accommodation

### Ground Floor

#### Entrance Hall 12'8 x 9'7 (3.86m x 2.92m)

Entered via modern, composite, front door with opaque glazed vision panels and further opaque glazed vision panel to side providing flowing natural light into the entrance hall. Solid oak laid flooring. Quarter turn staircase leads to first floor half galleried landing with understairs storage cupboard below. Fitted radiator. Skimmed walls with coved and skimmed ceiling. Communicating doors to all ground floor rooms.

#### Study/Snug 10'10 x 6'8 (3.30m x 2.03m)

An ideal secondary reception space providing a multitude of uses. UPVC double glazed window overlooking pretty front gardens. Continuation of solid oak flooring from the hall. Skimmed walls. Coved and skimmed ceiling. Radiator. Access to loft via hatch to ceiling.

#### WC 5'4 x 5'1 (1.63m x 1.55m)

Modern fitted two-piece suite in white comprising low level WC and pedestal wash hand basin with chrome taps. Decorative tiled splashback. Further skimmed walls and coved ceiling. Continuation of solid oak laid flooring from hall. Radiator.

#### Living Room 20'4" x 12'2" (6.22m x 3.71m)

Spacious principal reception space. Benefitting from two UPVC double glazed windows overlooking the front. Central feature fireplace containing coal-effect gas fire with decorative marble surround, ornate mantel and marble hearth. Continuation of oak flooring from hall. Fitted radiators throughout. Skimmed walls with coved and skimmed ceiling. Decorative wall lights. UPVC double glazed patio doors open through into;

#### Summer Room 13'2 x 12'2 (4.01m x 3.71m )

An impressive addition to the property with vaulted ceiling, inclusive of feature beam work within providing a real feature. Fitted Velux window to eaves. There are a range of UPVC double glazed windows that sit on a double skin dwarf wall with fully glazed doorway providing access out on to sandstone laid patio terrace. On one side comprises a full length wall with high level horizontal UPVC double glazed windows allowing further natural light. Solid oak laid flooring. Skimmed walls. Power and light.

#### Dining Room 11'7 x 10'6 (3.53m x 3.20m)

An adaptable space currently in use as dining room. With large UPVC double glazed picture window overlooking the rear garden. Continuation of solid oak flooring from kitchen. Skimmed walls with coved and skimmed ceiling. Radiator. Double doors open through into;

#### Kitchen/Breakfast Room 14'0" x 11'6" (4.27m x 3.51m)

Well appointed kitchen in a shaker style, comprising country cream palette, with features to include: a full range of fitted wall and base

units with wood effect kitchen worksurfaces and white metro tiled splashbacks. Inset 1.5 China bowl sink with curved mixer tap and grooved drainer. Countertop four-ring gas hob with electric extractor fan over. Eyeline oven and grill. Integrated fridge/freezer behind matching decor panel. Space for undercounter dishwasher. Large UPVC double glazed picture window overlooking the rear garden. Further UPVC double glazed window to side. Solid oak flooring. Ample space for table and chairs. Skimmed walls. Coved and skimmed ceiling. Radiator behind decorative radiator cover. Door to utility.

#### Utility Room 10'0" x 4'9" (3.07m x 1.45m)

Base units to match the kitchen with marble effect curved work surface. Tiled splashbacks. Chrome sink and drainer with swan neck mixer tap. Space for undercounter washing machine and tumble dryer. Wall-mounted Ariston gas central heating boiler. UPVC double glazed to the side. Half-glazed composite door to the side. Skimmed walls. Coved and skimmed ceiling. Solid oak flooring. Internal door to garage.

#### Double Garage 17'8" x 17'5" (5.41m x 5.33m)

Excellent sized integrated garage with internal access via door from utility room. With two modern, composite, up and over garage doors. Providing both light and power. Exposed vaulted ceiling offering space for internal storage. Could easily have conversion potential (subject to the necessary permissions) should a purchaser wish to extend.

### First Floor

#### Landing 16'6 x 6'6 (5.03m x 1.98m)

Accessed via quarter turn staircase from entrance lobby to a capacious, half galleried landing. Fitted carpet to stair, leading through to oak effect laminate flooring to landing. Spacious airing cupboard housing hot water tank and open shelving. Access to loft via hatch. Fitted radiator. Skimmed walls with coved and skimmed ceiling. Doors to all first-floor rooms.

#### Master Bedroom 12'2" x 11'6" (3.73m x 3.51m)

Spacious master suite with UPVC double glazed window overlooking the rear. Full length double fitted wardrobe with a further three single fitted wardrobes. Continuation of oak laminate flooring from the landing. Radiator. Skimmed walls with coved and skimmed ceiling. Door opens into;

#### Master Suite Bathroom One 10'7 x 7'0 (3.23m x 2.13m)

White three piece suite comprising oversized walk in, fully tiled, shower cubicle with a wall-mounted mains connected chrome shower behind a glazed shower screen, low level WC and pedestal wash hand basin with chrome taps, as well as ceramic tiled splashbacks. Further skimmed walls. Coved and skimmed ceiling. Two decorative double glazed opaque windows to the front and side. Continuation of attractive oak laminate flooring. Radiator. Ceiling spotlights. Extractor fan and shaving point.

#### Bedroom Two 11'10 x 10'11 (3.61m x 3.33m)

Good sized double bedroom with two UPVC double glazed windows overlooking the front. Double fitted wardrobes. Continuation of oak laminate flooring from landing. Skimmed walls with coved and skimmed ceiling. Radiator.

#### Bedroom Three 12'2 x 8'7 (3.71m x 2.62m)

A third double bedroom with UPVC double glazed window overlooking the pretty rear garden. Double fitted wardrobe with sliding doors. Continuation of flooring from landing. Skimmed walls with coved and skimmed ceiling. Radiator.

#### Bedroom Four 7'9 x 7'4 (2.36m x 2.24m)

An adaptable room that could be a sizeable single bedroom or secondary study if needed with UPVC double glazed window overlooking the rear garden. Continuation of flooring from landing. Radiator. Skimmed walls with coved and skimmed ceiling.

#### Family Bathroom 10'9 x 5'0 (3.28m x 1.52m)

Modern three-piece suite in white comprising: graphite wood panelled corner bath with chrome mixer tap and a separate shower head fitment, low level WC and a pedestal wash hand basin with taps and tiled splashbacks. Two decorative UPVC double glazed opaque windows to the front. Continuation of flooring from the landing. Part tiled walls. Further skimmed walls with coved and skimmed ceiling. Radiator. Extractor fan.

### Outside

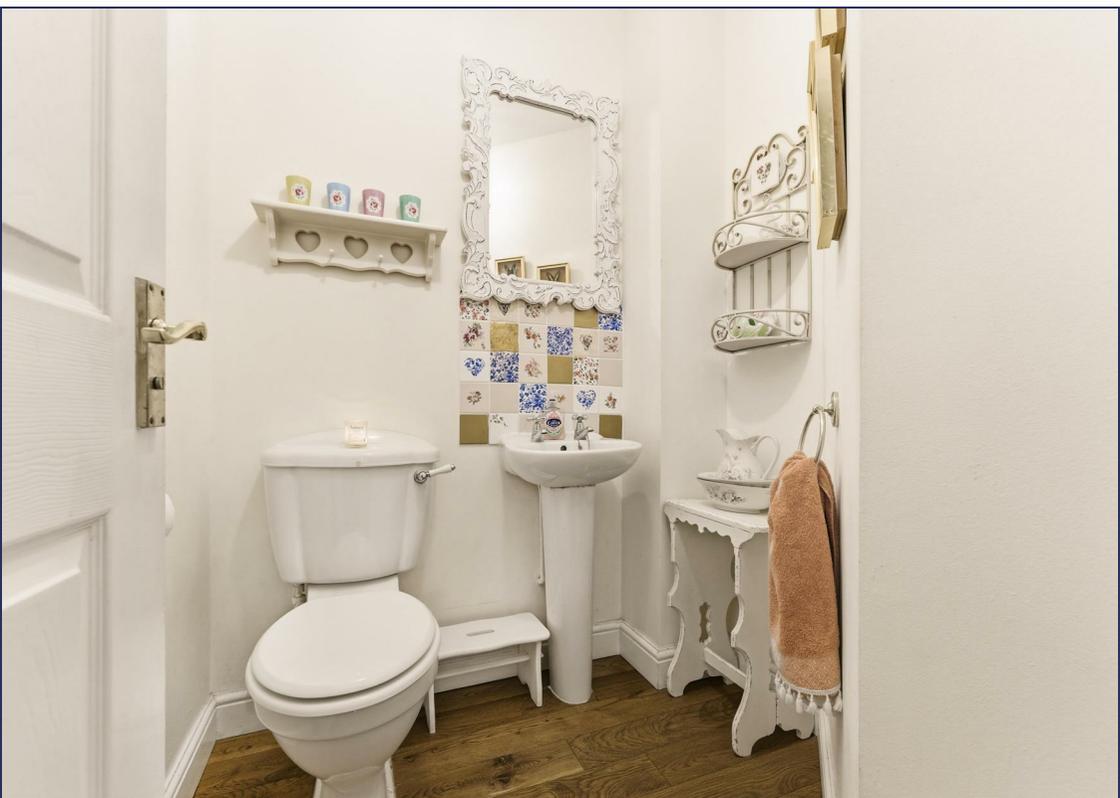
#### Gardens & Grounds

The front of the property is enclosed via decorative ebony wrought iron railings situated in front of block paviour laid forecourt driveway which provides ample parking for multiple vehicles outside the double garage. Close boarded timber side gate provides side access to the rear garden via a paved sandstone laid pathway to the side housing a timber garden shed with glazed doors. The garden to the rear is secluded and is laid to patio and lawn with pretty planted borders enclosed by a high brick wall boundary creating a sense of privacy throughout. Attractive timber pergola offers an enclosed decked seating area to capture the evening sun. A further matching gate gives access to a further garden laid to lawn and made private by a close boarded fenced boundary with a timber gate onto the drive at the front.

### Services

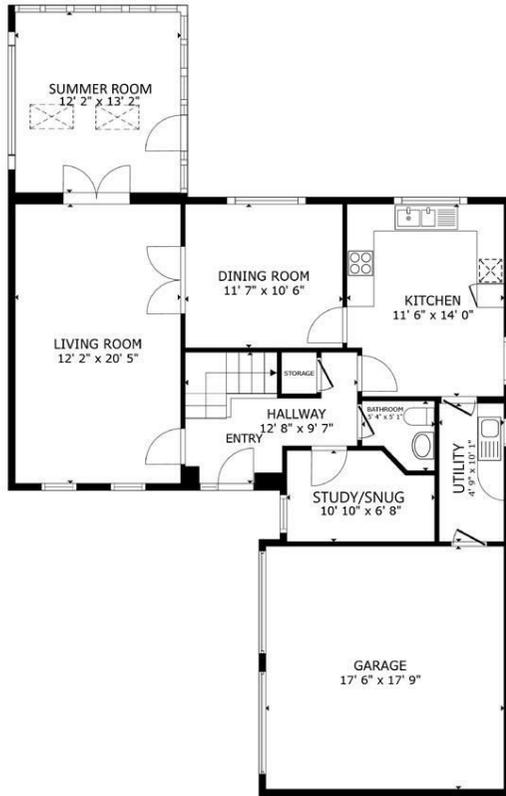
The property is serviced by main gas, electric, water and drainage.



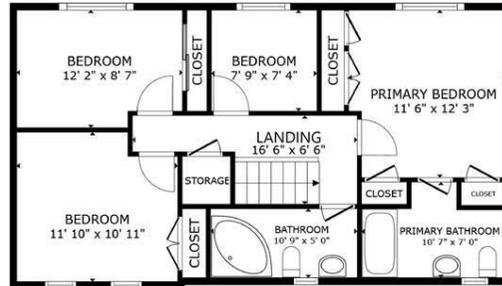








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 976 sq.ft. FLOOR 2 704 sq.ft.  
 GARAGE 310 sq.ft.  
 TOTAL : 1,990 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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