



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



176 Westward Rise, Barry CF62 6NQ £645,000 Freehold

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

Situated in the highly desirable location of Westward Rise, Barry, this stunning detached house offers an exceptional living experience. Set on a larger than average corner plot, the property is just a short stroll from the breathtaking cliff edge of Marine Drive, with well-maintained paths leading directly to the picturesque Porthceri Park and its beautiful beaches.

Upon entering, you are greeted by a welcoming hallway adorned with elegant porcelain tiled flooring. The spacious living room flows seamlessly into the dining room, creating an ideal space for entertaining. The fitted kitchen is equipped with integrated appliances and provides ample room for a breakfast table, making it perfect for casual dining. Additionally, a utility room and a convenient w.c. cloakroom enhance the practicality of this home. A secondary sitting room or study offers a quiet retreat for work or relaxation.

The first floor boasts four well-proportioned bedrooms, with the master bedroom featuring generous wardrobe space and a luxurious en-suite shower room. A family bathroom serves the remaining bedrooms, ensuring comfort for all.

Externally, the property benefits from a double garage with power and lighting and parking for up to four vehicles, a rare find in this area. The front garden is open plan and laid to lawn, while gated side access leads to the rear. Here, an elevated decked terrace provides stunning views over Porthceri Country Park, surrounded by mature shrubs and trees, creating a tranquil outdoor space. Steps lead down to a further laid to lawn area, enclosed by feather edged fencing, perfect for family gatherings or quiet evenings.

This beautifully presented home is a true gem, and viewing is highly recommended to fully appreciate all it has to offer.



FRONT

Larger than average corner plot. Double garage with driveway and parking for multiple vehicles. Planted established shrubbery. Side access to rear.

Entrance Hallway

5'09 x 15'00 (1.75m x 4.57m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Wood panel doors leading through to the living room and sitting room. Further wood panelled doors leading through to kitchen breakfast. and W.C Cloakroom. Fitted carpet staircase rising to the first floor. Composite front door with side windows.

Sitting Room

7'11 x 11'09 (2.41m x 3.58m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the entrance hallway.

Living Room

11'00 x 16'03 (3.40m x 4.95m)

Smoothly plastered ceiling with coving, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Gas-fire with feature surround and marble hearth. Wood panelled French doors leading through to the dining room. Wood panelled door leading through to the entrance hallway.

Dining Room

9'10 x 11'02 (3.00m x 3.40m)

Smoothly plastered ceiling with coving, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed French doors leading to the rear garden and to a raised terrace. Double wood French doors leading through to living room. A further wood panelled door leading to the kitchen / breakfast.

Kitchen / Breakfast

9'09 x 14'02 (2.97m x 4.32m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed windows to the rear elevation. A modern fitted kitchen comprising of wall and base units. Quartz worktops. Inset porcelain sink with mixer tap. Integrated double oven. Integrated five ring gas hob, integrated dishwasher, Integrated Fridge / Freezer. Breakfast bar area. Sliding wooden door leading through to the utility room. Wood panelled doors leading through to the dining room and entrance hallway.

Utility Room

5'02 x 5'08 (1.57m x 1.73m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Porcelain tiled flooring. Composite door with obscured glass insert leading to the rear elevation. Wall and base units. Wood laminate worktops. Stainless steel sink. Wall mounted boiler. Space for washing machine, space for tumble dryer.

W.C Cloakroom

4'11 x 5'04 (1.50m x 1.63m)

Smoothly plastered ceiling, with event extractor. smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Pedestal wash hand basin, close coupled toilet. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

5'01 x 11'08 (1.55m x 3.56m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms one, two, three, and bedroom four. A further wood panelled door leading to the family bathroom. Access to storage cupboard with water tank.

Bedroom One

11'09 x 17'06 (3.58m x 5.33m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panelled door leading through to the en-suite shower room, Built-in double wardrobes. Access to a further storage cupboard.

En-Suite Shower Room

5'04 x 8'01 (1.63m x 2.46m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Ceramic tiled splashbacks. Pedestal wash hand basin. Close coupled toilet. Shower cubicle with thermostatically controlled shower overhead. Wood panelled door leading through to bedroom one.

Bedroom Two

9'09 x 12'03 (2.97m x 3.73m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with far-reaching views of Porthkerry country Park and the Vale. Wood panelled door leading through to the first floor landing.

Bedroom Three

7'07 x 8'09 (2.31m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with far-reaching views of Porthkerry country Park and the Vale. Wood panelled door leading through to the first floor landing.

Bedroom Four

7'11 x 8'09 (2.41m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with far-reaching views of Porthkerry country Park and the Vale. Wood panelled door leading through to the first floor landing.

Family Bathroom

7'00 x 8'00 (2.13m x 2.44m)

Double garage with up and over garage doors. Power and lighting. Wood framed glazed door leading to side.

REAR

An enclosed rear garden, raised decked terraced area, providing ample room for garden furniture and elevated views of the Porthkerry woods. Steps descend to a laid lawn area with planted shrubbery surrounding. Side access to the front. UPVC double glazed French doors leading to dining room. Access to storage under decked terrace.

DOUBLE GARAGE

16'08 x 17'05 (5.08m x 5.31m)

Double garage with up and over garage doors. Power and lighting. Wood framed glazed door leading to side.

COUNCIL TAX

Council tax band G

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

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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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