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## 3 Westward Rise,, Barry CF62 6PL £410,000 Freehold

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

Nestled in the desirable 'Garden Suburb' area of Barry, this charming semi-detached house offers a perfect blend of traditional character and modern convenience. With three spacious bedrooms and a well-appointed family bathroom, this home is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming porch that leads into a hallway, where porcelain tiled flooring adds a touch of elegance. The living room with original parquet flooring is a delightful space for relaxation, while the dining area, with its open connection to the fitted kitchen, creates an inviting atmosphere for entertaining. The kitchen provides direct access to the rear garden, making it easy to enjoy outdoor living.

The first floor features a generous master bedroom with built in wardrobes alongside two additional double bedrooms, ensuring ample accommodation for all. The property is further enhanced by gas central heating and UPVC double glazing, ensuring comfort throughout the seasons.

Outside, the front of the property boasts a driveway with parking for two vehicles and access to a garage, complemented by a pathway that grants access to the rear. The rear garden is a true highlight, featuring a spacious paved sun terrace that offers uninterrupted sea views, perfect for enjoying warm summer evenings. A pergola-covered area leads down to a beautifully maintained garden, complete with established shrubbery and a summer house, providing a tranquil retreat.

Conveniently located near shops, schools, and public transport, this home also benefits from purpose-built paths that lead directly to Porthkerry Country Park, Romilly Park, The Knap, and several stunning beaches. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle of comfort and leisure in a picturesque setting.



## FRONT

Driveway with access to garage, laid to lawn. Paved pathway leading to a UPVC double glazed front door. Side access to rear garden.

## Entrance Porch

3'2 x 4'11 (0.97m x 1.50m)

UPVC double glazed front door, a further double glazed door with obscured glass leading to the entrance hallway.

## Entrance Hallway

6'00 x 12'00 (1.83m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Travertine tiled flooring. Wall mounted radiator. Wood panel doors leading to living room and W.C. Cloakroom. Wood framed door with glass insert leading through to kitchen / dining. UPVC double glazed door with obscured glass leading through to the entrance porch. Fitted carpet staircase rising to the first floor. Access to under stairs storage.

## Living Room

10'11 x 15'00 (3.33m x 4.57m)

Papered ceiling with coving, smoothly plastered walls. Original parquet flooring. Electric fire with slate hearth. Wall mounted vertical radiator. UPVC double glazed window to the front and rear elevations. Wood panel door leading through to the entrance hallway.

## Kitchen / Dining

9'10 x 21'00 (3.00m x 6.40m)

Smoothly plastered ceiling, smoothly plastered walls. Travertine tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed window to the rear. UPVC double glazed door leading out to the rear garden. Fitted kitchen, comprising of wall and base units. Solid oak worktops. Porcelain tiled splashbacks. Belfast ceramic 1 1/2 bowl sink. Space for gas cooker. Stainless steel cooker hood. Space for washing machine, space for dishwasher, space for fridge. Through opening the dining area which provides ample room for dining furniture.

## W.C Cloakroom

3'01 x 5'08 (0.94m x 1.73m)

Smoothly plastered ceiling, smoothly plastered walls. Travertine tiled flooring. Wall mounted towel rail. UPVC double glazed window to the side with obscured glass. Wall mounted wash hand basin. Vanity, toilet. Wall mounted boiler. Wood panel door leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

6'00 x 14'11 (1.83m x 4.55m)

Polystyrene ceiling - part smoothly plastered with loft access via a pull-down fixed ladder. Smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the front elevation. Wood panel door leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to storage.

### Bedroom One

8'08 x 14'11 (2.64m x 4.55m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching channel views. UPVC double glazed window to the front. Wood panel door leading through to the first floor landing.

### Bedroom Two

9'11 x 10'10 (3.02m x 3.30m)

Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation.

### Bedroom Three

7'07 x 9'09 (2.31m x 2.97m)

Smoothly plastered ceilings, smoothly plastered walls part - papered with picture rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with far-reaching channel views. Wood panel door leading through to the first floor landing.

### Family Bathroom

5'04 x 5'11 (1.63m x 1.80m)

Smoothly plastered ceiling, smoothly plastered walls - Part porcelain tiled. Ceramic tiled flooring. Wall mounted radiator. Bath with electric shower overhead. Pedestal wash hand basin, close coupled toilet.

## REAR

Paved patio area with far reaching channel views. Further patio area covered by pergola providing ample room for garden furniture. Steps ascending to a laid to lawn area, planted established shrubbery. Summer house with paved patio area. Access to garage and to front of the property.

## GARAGE

9'01 x 16'07 (2.77m x 5.05m)

Power & Lighting, up and over garage door leading from the drive. Side access to the rear garden.

## 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 Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

