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## 40 Westward Rise, Barry CF62 6PN £420,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Situated in the sort after area of Westward Rise, Barry, this immaculately presented end terrace house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the luxury bespoke kitchen, which overlooks the rear garden and offers delightful views across Porthkerry Country Park. This kitchen is not only stylish but also functional, making it a joy for any home cook. The property also boasts a convenient ground floor shower room, adding to the practicality of the layout.

Upstairs, you will find a modern family bathroom that complements the overall feel of the home. The combination of thoughtful design and high-quality finishes throughout ensures that this property is ready for you to move in and enjoy.

With its desirable location and impressive features, this end terrace house is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this beautiful property your new home.



## FRONT

The front of the property is enclosed by mature hedges and features raised flower borders. A stone-chipped area provides parking space for multiple vehicles. A porcelain-tiled path leads from the side aspect back to the front.

## ENTRANCE HALLWAY

The entrance hallway has a plastered ceiling, plastered walls with picture rails, and traditional parquet wood flooring. The composite front door is complemented by a UPVC double-glazed window with fitted wooden shutter blinds. A wall-mounted radiator, a storage cupboard, and a wooden balustrade with a carpeted staircase rising to the first floor complete the space. It provides access to the living room.

## LIVING ROOM

14'5 x 11'5 (4.39m x 3.48m)

Plastered ceiling and plastered walls with picture rails, the living room features traditional wooden parquet flooring. There are two UPVC double-glazed windows overlooking the front, a fireplace with a timber surround and marble backing and hearth, and a wall-mounted radiator. Sliding oak doors connect to the kitchen.

## KITCHEN & DINING ROOM

16'4 x 11'4 (4.98m x 3.45m)

Plastered ceiling with integrated spotlighting and pendant lighting, plastered walls, and Italian travertine tile flooring. Space-saving oak sliding doors open to the living room, while floor-to-ceiling glass patio doors with electric blinds open to the rear garden. The luxury shaker-style kitchen is finished in a two-tone charcoal and beige, with marble work surfaces. Integrated appliances include a fridge and freezer, dishwasher, an AEG induction hob, and an under-counter electric oven. An inset composite one-and-a-half sink with a mixer tap is also present. The central island provides storage and breakfast dining space. The area is equipped with electrical sockets with USB ports and a vertical modern radiator. A wooden door leads to the utility area and shower room.

## SHOWER ROOM

11'5 x 2'9 (3.48m x 0.84m)

Plastered ceiling, tiled walls, and tile flooring. It includes a walk-in shower cubicle with a mains-operated shower, a wall-mounted ceramic sink, and a close-coupled toilet. There is plumbing for a washing machine, a vertical modern radiator, and a UPVC obscure glass double-glazed window to the side.

## FIRST FLOOR

### LANDING

The first floor landing features a smoothly plastered ceiling with loft access, smoothly plastered walls, and a UPVC double-glazed window to the side with wooden shutter blinds. It has split-level fitted carpet flooring and provides access to the bedrooms and family bathroom via traditional wooden doors.

## MASTER BEDROOM

15'0 x 11'5 (4.57m x 3.48m)

The master suite features a textured ceiling with exposed wooden beams, plastered and papered walls with picture rails, and wood-effect flooring. A UPVC double-glazed window overlooks the front aspect. The room offers space for large furniture, a fitted storage cupboard, and a wall-mounted radiator.

## BEDROOM TWO

10'9 x 8'8 (3.28m x 2.64m)

This bedroom has a papered ceiling, papered walls with picture rails, and wood-effect flooring. It includes a wall-mounted radiator, a fitted storage cupboard, and a UPVC double-glazed window that overlooks the rear garden.

## BEDROOM THREE

10'6 x 7'6 (3.20m x 2.29m)

Featuring a papered ceiling with picture rails and papered walls, this room also has wood-effect flooring. There is a wall-mounted radiator and a UPVC double-glazed window offering views over the rear garden and across Porthkerry Park.

## FAMILY BATHROOM

6'1 x 5'7 (1.85m x 1.70m)

Vaulted plastered ceiling, plastered walls with decorative wood panelling, and Italian travertine flooring. It is fitted with a freestanding traditional bath with a Victorian-style mixer tap and shower attachment, a vanity wash hand basin with storage and a ceramic sink, a close-coupled toilet, and a wall-mounted radiator. A UPVC double-glazed window overlooks the side aspect.

## REAR GARDEN

The rear garden includes a composite raised decking area with steps leading down to a level, landscaped garden laid to lawn. It is surrounded by mature shrubbery in raised flower beds. A porcelain tiled pathway leads to a further patio area with seating, which overlooks Porthkerry Country Park. The garden has an outside tap and wall-mounted electric lighting throughout.

## SUMMER HOUSE

A versatile space, that could be utilised as a home office, bar or summerhouse. Accessed via sliding UPVC doors. It has a plastered ceiling, plastered walls, and is fully equipped with heating, electricity, and lighting.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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