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CARDIFF

VALE

CAERPHILLY

BRISTOL

Westward Rise



Comments by Ms Karen Snelson

Property Specialist
Ms Karen Snelson
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Comments by the Homeowner





Westward Rise

, Barry, CF62 6NR

PCM

£1,350 PCM



2 Bedroom(s)



1 Bathroom(s)



990.29 sq ft



Contact our
Knights Barry Branch

01446 700222

A superb two bedroom ground floor apartment with stunning sea views, a single garage, and an allocated parking space, situated in a quiet cul-de-sac in one of Barry's most sought after locations.

Offered unfurnished, this spacious and well presented apartment briefly comprises an entrance hallway with three useful storage cupboards, a bright and generous sitting room featuring breath taking sea views and patio doors opening onto the communal gardens, two double bedrooms, a modern fitted bathroom with a double shower cubicle, and a well equipped fitted kitchen complete with oven and hob, integrated fridge/freezer, washing machine, tumble dryer, and dishwasher.

The property further benefits from gas central heating and double glazing throughout. Presented in excellent decorative order, it is ideally located within easy walking distance of local attractions including Porthkerry Country Park, Barry Island, the Wales Coast Path, and The Knap, with a selection of restaurants, cafés, and leisure facilities nearby.

Early viewing is highly recommended to fully appreciate the exceptional location, generous accommodation, and spectacular sea views on offer.

Council Tax Band D

EPC rating C

Deposit required £1,450

Interested parties must have a combined yearly income of £40,500 to pass referencing.

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Knights Lettings reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the contract or failed to take reasonable steps to enter into the Occupation Contract.



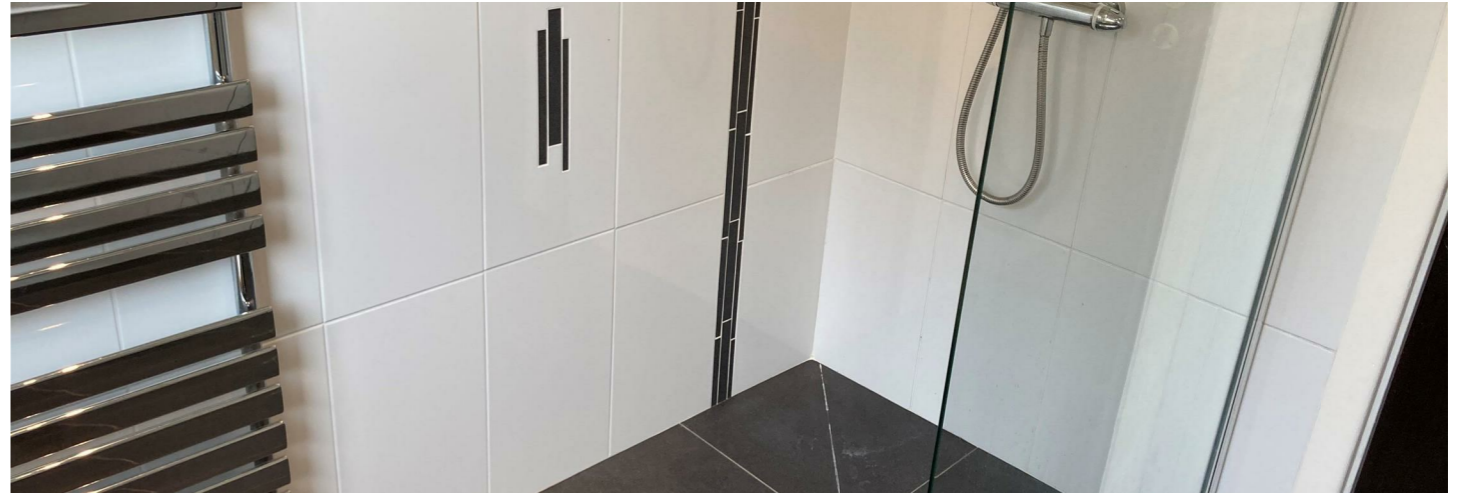
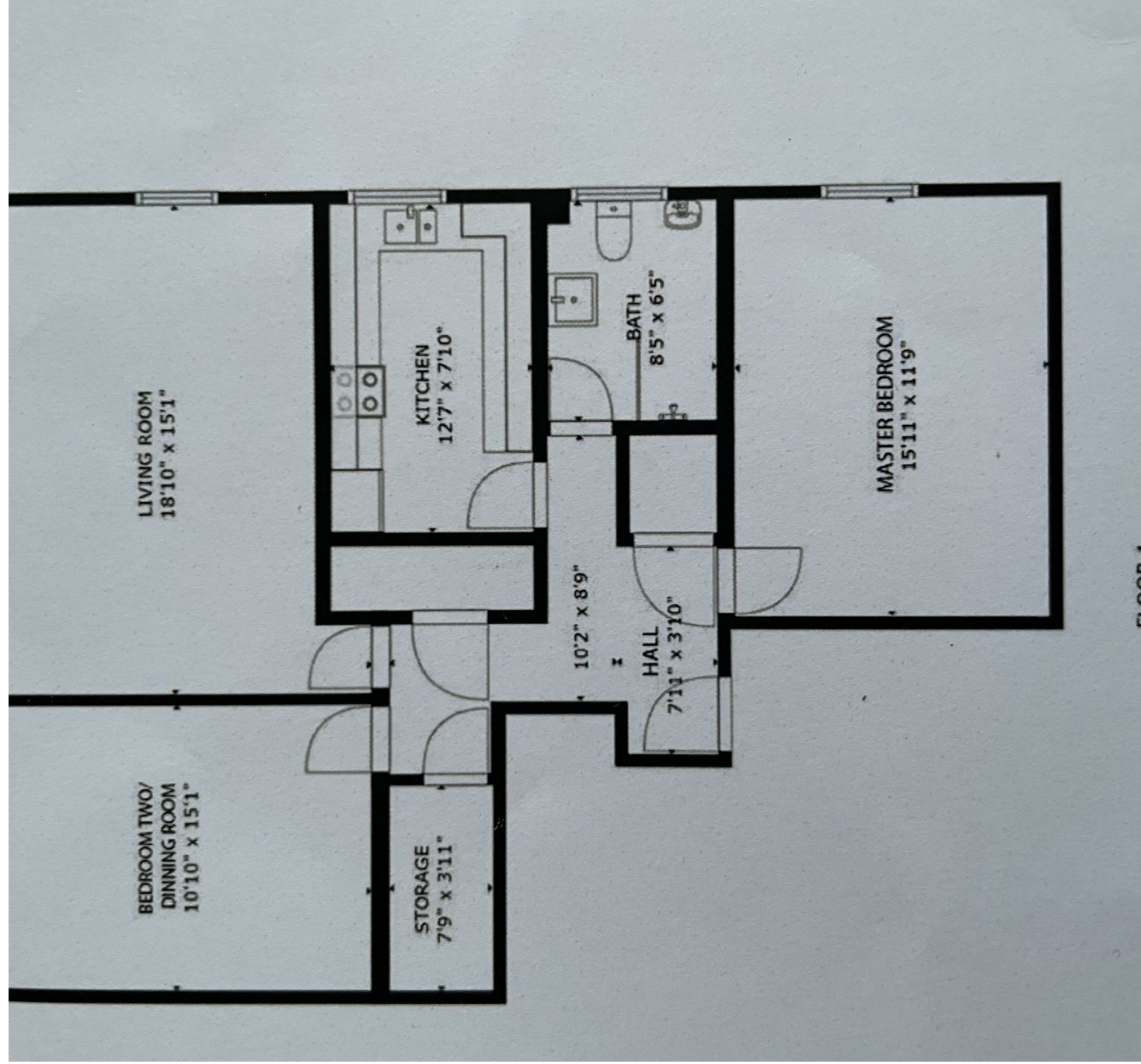


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

