

UNDER OFFER



Westward Rise

Garden Suburb, Barry, CF62 6NR

GARDEN SUBURB, BARRY

Westward Rise

Garden Suburb, Barry, CF62 6NR

OFFERS INVITED

£400,000

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

1,205 SQ FT

1205 SQFT

FOUR BEDROOMS

DRIVEWAY AND GARAGE

NO CHAIN

SEMI DETACHED

THREE RECEPTION ROOMS

WEST END OF BARRY



THE PROPERTY

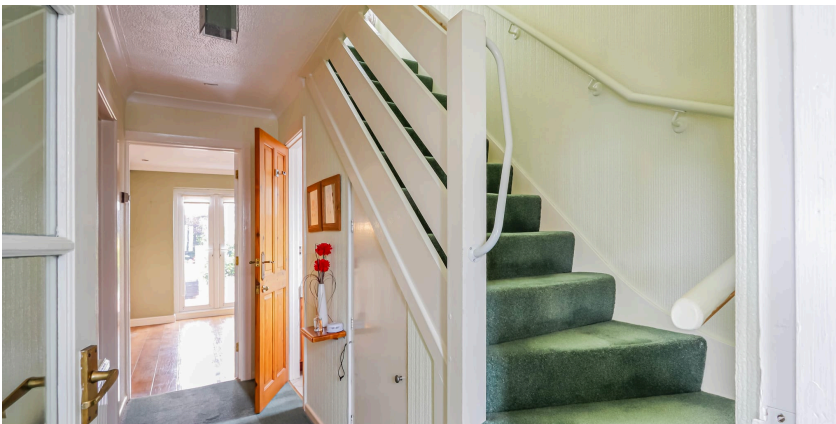
Excellent opportunity for families seeking a spacious and comfortable home. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

Boasting four well-proportioned bedrooms, this residence provides ample space for both relaxation and privacy. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

One of the standout features of this property is the delightful conservatory, which serves as a perfect spot for enjoying the garden views or simply unwinding with a good book. This additional living space enhances the overall appeal of the home, allowing for year-round enjoyment.

For those with vehicles, the property includes a convenient driveway and garage, ensuring that parking is never a concern.

Located in the sought-after West End of Barry.



INSIDE



ACCOMMODATION

PORCH	1.88m x 0.86m
HALLWAY	1.96m
LIVING ROOM	4.19m x 3.86m
DINING ROOM	3.30m x 3.66m
KITCHEN	3.66m x 2.82m
CONSERVATORY	3.78m x 3.84m
W/C	0.76m x 1.75m
BEDROOM ONE	3.86m x 3.02m
BEDROOM TWO	3.20m x 3.63m
BEDROOM THREE	2.74m x 2.16m
BEDROOM FOUR	3.00m x 2.03m
BATHROOM	1.78m x 2.03m

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,205 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,727 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	63 · POTENTIAL 74

FLOORPLAN

Westward Rise, Barry, CF62 6NR



Total Area: 112.0 m² ... 1205 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Cassie Deans

SENIOR VALUER

BARRY BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 84 High Street, Barry, CF62 7DX. 01446 700222. The Property Ombudsman, membership D03828.
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