

FOR SALE

Westward Rise

Garden Suburb, Barry, CF62 6NR

GARDEN SUBURB, BARRY

Westward Rise

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OFFERS IN EXCESS OF

£650,000

4 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

1,583 SQ FT





What I love most about this home is its **OUR COMMENTS** peaceful setting in a quiet cul-de-sac, combined with its position in one of Barry's most sought-after areas. It feels wonderfully private and welcoming, yet everything you need is close by from local schools and amenities to beautiful coastal surroundings. The views are a real highlight. Overlooking the privately gated Westward Corner Round Borrow monument at the front, with sea views from the rear bedrooms, the outlook is both unique and calming. Inside, the space works perfectly for family life, with generous reception rooms and a light-filled conservatory that's ideal for relaxing or entertaining. The modern kitchen with underfloor heating and individual room temperature controls adds a real sense of comfort, while the garden room is a fantastic bonus, perfect for working from home, hobbies, or extra living space. With ample bedrooms, bathrooms, and excellent storage, this home truly offers everything a family could want in a beautiful location.



SAM DRAISEY

BRANCH MANAGER AND PT IN HER SPARE TIME · BARRY



THE PROPERTY

Located in the highly sought-after Westward Rise area of Barry, this impressive detached property offers the perfect blend of modern comfort and practical family living.

Set within a quiet, friendly cul-de-sac in one of Barry's most desirable locations, the home enjoys a peaceful setting while remaining just moments from local amenities, schools, and scenic surroundings, ideal for families seeking both tranquillity and convenience.

To the front, the property overlooks the privately gated 'Westward Corner Round Borrow' monument, which $\frac{1}{4}$ of it is owned by the homeowners and accessible exclusively to them and the other owners. From the rear bedrooms, there are beautiful views of the sea, adding to the home's appeal and charm.

The interior features three generously sized reception rooms, perfect for entertaining or enjoying quality family time, while a larger-than-average conservatory floods the home with natural light and provides a relaxing space to unwind or host guests.

There are four well-proportioned bedrooms and three bathrooms, including an en-suite, ensuring comfort and convenience for busy family life. The modern kitchen benefits from underfloor heating, and an individual room heat control system allows for tailored comfort throughout.

Externally, the garden provides access to a newly built Garden Room, complete with power, insulation, and heating. Originally designed as a home office, this versatile space offers endless possibilities. The property also includes a double garage with power, offering excellent storage and practicality.

This is a wonderful opportunity to secure a beautifully presented family home in one of Barry's most desirable neighbourhoods.

Early viewing is highly recommended.

KEY FEATURES

1582 SQFT

DETACHED FOUR DOUBLE BEDROOMS

TWO SPACIOUS RECEPTION ROOMS

SPACIOUS CONSERVATORY

UNDERFLOOR HEATING IN KITCHEN

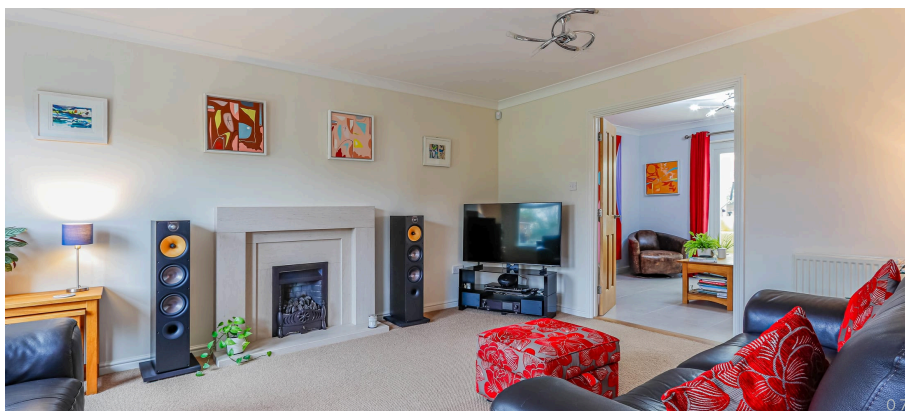
ROOM-BY-ROOM HEATING SYSTEM

SOUGHT-AFTER LOCATION

DOUBLE GARAGE

GARDEN OFFICE

OFF ROAD PARKING







OWNERS' COMMENTS

What stands out most about this home is how calm and private it feels. The sea views from the rear bedrooms are a real bonus, and the garden room adds great flexibility – ideal for working from home or simply enjoying some quiet space.

THE OWNERS

GARDEN SUBURB, BARRY



ACCOMMODATION

HALLWAY	1.98m x 4.52m
LIVING ROOM	3.86m x 4.88m
OFFICE	2.97m x 2.51m
KITCHEN	5.08m x 3.43m
DINING ROOM	3.30m x 3.89m
CONSERVATORY	3.78m x 3.66m / 2.77m x 6.53m
UTILITY ROOM	1.73m x 1.73m
W/C	1.12m x 1.70m
BEDROOM ONE	4.65m / 3.94m x 3.94m
EN-SUITE	1.93m x 2.06m
BEDROOM TWO	3.43m / 2.79m x 3.63m
BEDROOM THREE	3.58m / 4.22m (1.70m desk) x 3.07m / 4.04m
BEDROOM FOUR	2.92m x 3.61m / 3.33m
BATHROOM	2.29m x 2.62m
HALLWAY	3.25m x 1.80m / 3.28m
GARDEN OFFICE/WORKSHOP	4.09m x 2.41m
GARAGE	5.21m x 5.16m

FLOORPLAN

Westward Rise, Barry, CF62 6NR

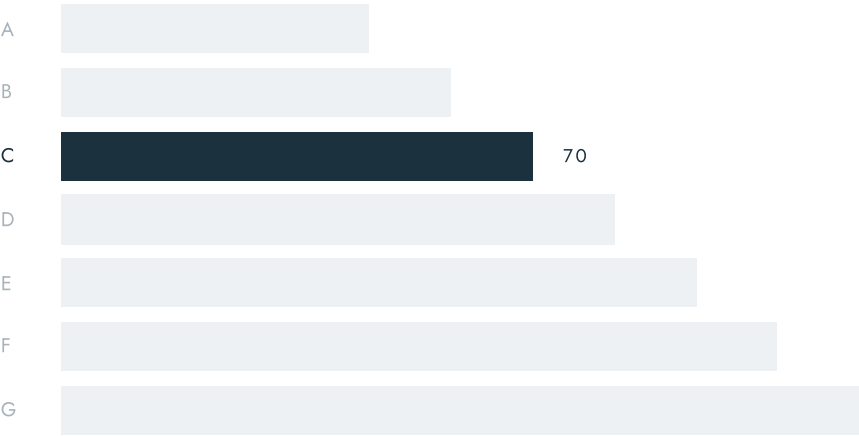


Total Area: 2298 ft² ... 213.5 m²

All measurements are approximate and for display purposes only

Energy efficiency

Currently band C, with the potential to reach band C.



Rating 70 · potential 74. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,583 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,719 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	70 · POTENTIAL 74

COME AND SEE IT

Arrange a viewing

Our Barry team can arrange a private viewing, usually within days – call 01446 700222.



Sam Draisey

BRANCH MANAGER AND PT IN HER SPARE TIME

BARRY BRANCH

01446 700222

84 HIGH STREET, BARRY, CF62 7DX



SCAN TO SEE WHAT'S
NEAR YOU

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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CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU