

The Overview

Property Name:
114 Westward Rise
Barry
CF62 6PQ

Price:
£360,000

Qualifier:
Asking price

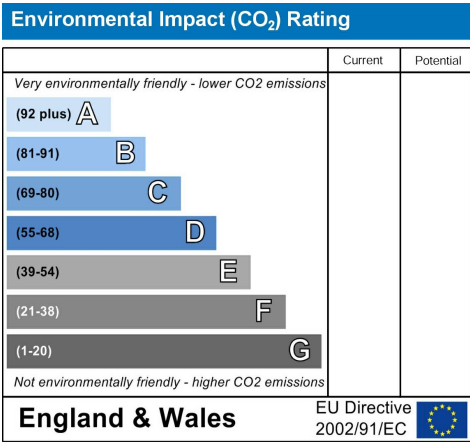
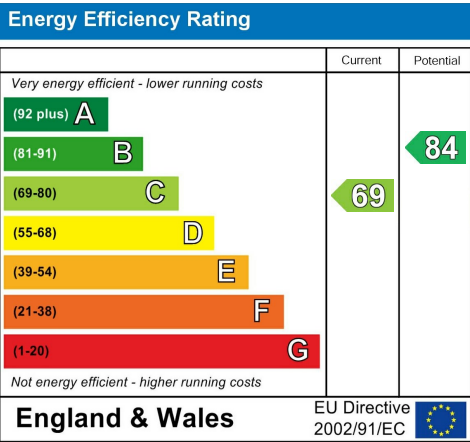
**3**

**1**

**1**

**C**

The EPC



The Bullet Points

- Spacious living room/diner with wooden beams
 - Modern kitchen with ample cupboard space
 - Main bedroom with fitted wardrobes
 - Large garden with patio and decking
 - Off-street parking
- Patio doors opening to garden oasis
 - Three double bedrooms
 - Well-appointed shower room
 - Tranquil pond in garden
 - Freehold



114 Westward Rise, Barry, CF62 6PQ

The Main Text

Welcome to Westward Rise, Barry, CF62 6PQ, where a charming property awaits you. Stepping through the entrance, you're greeted by a spacious hallway leading to the left, offering a seamless flow into the heart of the home.

To your left, a generously sized living room/diner beckons, illuminated by natural light cascading through windows at one end and patio doors at the other, which open onto a delightful garden. Wooden beams grace the ceilings, adding character and warmth and creating an inviting ambience for relaxing evenings or entertaining guests.

Adjacent to the living area, the modern kitchen is situated at the back of the house. This well-appointed culinary space boasts convenient access to the side of the property, ideal for outdoor dining or tending to the garden. A substantial cupboard space awaits, providing practical storage solutions, perhaps perfect for a tumble dryer or additional pantry items.

Ascending the stairs, you'll discover the sleeping quarters on the upper level. Three double bedrooms offer comfort and tranquillity, each designed with your relaxation in mind. The main bedroom, positioned at the front of the house, features fitted wardrobes, providing ample storage for your belongings. The two remaining bedrooms, nestled at the back of the house, offer peaceful retreats with pleasant garden views.

Completing the upper floor is the well-appointed shower room, offering convenience with a shower, toilet, sink, and thoughtful storage space, ensuring your daily routines are effortlessly accommodated.

Outside, the property unveils a verdant oasis, a large garden adorned with various plants and trees. A lovely patio and decking area invite al fresco dining or moments of quiet contemplation, while a tranquil pond adds a touch of serenity to the surroundings. Additionally, the property boasts off-street parking, providing practicality and ease for your vehicles.

Additional Information
Type of home: Semi-detached House
Tenure: Freehold
EPC Rating: C
Council tax band: E
Borough: Vale of Glamorgan

Local Area
Nestled in the vibrant locale of Westward Rise, this property enjoys a prime position in Barry, CF62 6PQ. Embraced by a friendly community atmosphere, residents benefit from easy access to many amenities. Explore the nearby parks and green spaces for strolls, or venture into the town centre for an array of shops, cafes, and restaurants. Barry Island's stunning beaches are just a short drive away, offering a perfect retreat for sunny days. Commuters will appreciate the proximity to transport links, including the train station, providing seamless connections to Cardiff and beyond. With its blend of coastal charm and urban convenience, Westward Rise offers a desirable lifestyle for residents to enjoy.

Schools
Families residing in Westward Rise benefit from the proximity to reputable schools catering to all age groups. From primary to secondary education, the area offers a diverse selection of schools known for their academic excellence and supportive learning environments. Parents can choose from various options, ensuring their children receive a quality education close to home. With dedicated teachers, modern facilities, and a focus on student development, the local schools in Westward Rise provide a solid foundation for young learners to thrive and grow.

Local Transport
Residents of Westward Rise enjoy excellent connectivity through various local transport options. The nearby train station offers swift and convenient access to neighbouring towns and cities, including Cardiff. For those who prefer driving, easy access to major roadways such as the M4 ensures efficient travel throughout the region. Local bus routes provide additional flexibility, connecting residents to the surrounding areas and amenities. Whether commuting for work or exploring the nearby attractions, the well-connected transport network of Westward Rise makes getting around effortless and convenient for all.

Key Information
Hello,

Water:
What is the nature of the property's water supply? Welsh Water Mains
Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? N/A
Are there any additional costs associated with maintaining the water supply? Standard Residential Charge

Heating:
What is the nature of the property's heating supply? Boiler
Is the property linked to the main gas line, or does it rely on an LPG heating system? Main Gas Line
What are the evaluation requirements and potential costs associated with the heating system? Standard Residential Charge

Electric:
What is the nature of the property's electricity supply? Main Electric
Does the property operate independently of the national grid and rely on a generator for power? National Grid
What are the evaluation requirements and potential costs associated with the electricity supply? Standard Residential Rates

Sewerage:
What is the nature of the property's sewerage supply? Mains
Does the property use septic tanks or cesspits, and what are the maintenance requirements? N/A
What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

Broadband:
What is the nature of the property's broadband supply? Virgin Media
Is a broadband connection available, or will there be additional costs for establishing a connection? Charges to the owner of the property if internet is required.

Parking:
What is the availability of parking for the property? Off-street Parking- Drive
Are there additional costs associated with parking, such as the need for parking permits? No

Rights and Restrictions:
Are there any rights or restrictions for the property? No
Are there any private rights of way associated with the property? No
Are there any public rights of way affecting the property? No
Is the property listed, and if so, what restrictions apply? No
Are there any other specific restrictions that apply to the property? No

Risks:
Are there any risks associated with the property? No
Has the property experienced flooding in the last five years? No
Are there flood defences in place for the property? Unknown
What is the source of any potential flooding risk? Unknown



RE/MAX
Estate Agents

114 Westward Rise, Barry, CF62 6PQ

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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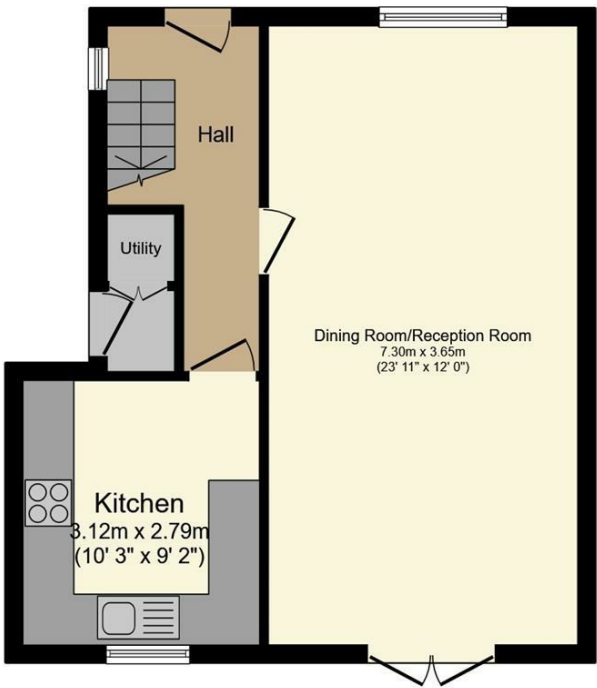
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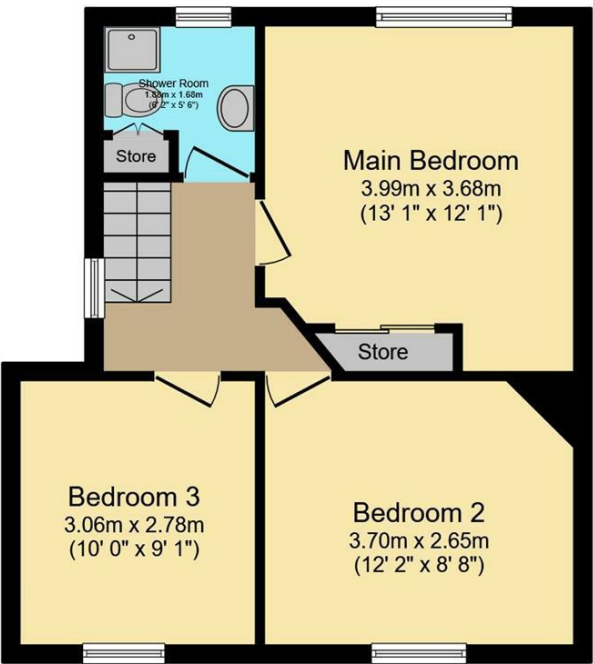
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The Floorplan



Ground Floor

Floor area 43.6 sq.m. (469 sq.ft.)



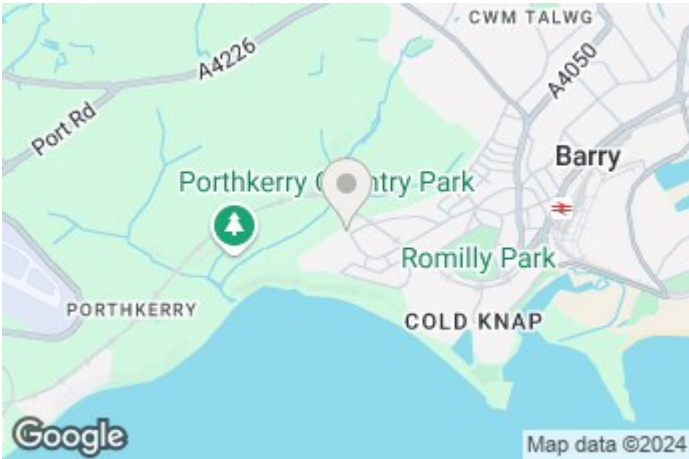
First Floor

Floor area 43.6 sq.m. (469 sq.ft.)

TOTAL: 87.2 sq.m. (938 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

The Map



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