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Westward Rise, Barry
£695,000

 **peter
alan**

01446 733224
barry@peteralan.co.uk



About the property

Situated in the highly sought-after Garden Suburb area of Barry, this impressive four-bedroom detached family home enjoys a prestigious position overlooking the privately gated Westward Corner Round Borrow Monument, with a quarter share ownership and exclusive access for residents.

The accommodation comprises an entrance hall, spacious living room, study, cloakroom/WC, utility room, conservatory and a superb open-plan kitchen/dining room with underfloor heating.

Upstairs are four well-proportioned bedrooms, including a master bedroom with en-suite, together with a family bathroom with separate shower and bath. Rear-facing bedrooms benefit from partial sea views.

Outside, the beautifully maintained rear garden features a pond and a substantial insulated garden room with power, offering excellent potential as a home office, garden room or workshop. A double garage with power completes the property.

Ideally located within catchment for Whitmore High School, Ysgol Gymraeg Bro Morgannwg and Romilly Primary School, the property also benefits from excellent transport links and easy access to Porthkerry Country Park, The Knap, Barry Island and the Wales Coast Path.

A rare opportunity to acquire a

Accommodation

Entrance Hallway

Welcoming entrance hallway with tiled flooring, providing access to the ground floor accommodation.

Downstairs Cloakroom

Convenient ground floor cloakroom fitted with a WC and wash hand basin, complemented by tiled flooring.

Study

9' 10" x 8' 3" (3.00m x 2.51m)
Versatile study featuring fitted carpet and two front-facing windows. Ideal as a home office, hobby room, playroom, or occasional guest bedroom.

Lounge

16' x 12' 8" (4.88m x 3.86m)
Spacious and inviting lounge with fitted carpet and two front-facing windows allowing for plenty of natural light. Double doors lead through to the open-plan kitchen/dining area, creating an excellent flow for modern family living.

Kitchen/Dining Room

29' 7" x 12' (9.02m x 3.66m)
Impressive open-plan kitchen and dining space with tiled flooring incorporating underfloor heating. The recently fitted kitchen offers a range of modern units and integrated appliances. Under stairs storage cupboard. Two sets of French doors open into the conservatory, flooding the room with natural light and enhancing the sense of space.

Utility Room





Matching wall and base cupboards with quartz worktop, inset sink, space for washing machine. Housing combi-boiler *fitted in 2024* which is connected to Hive and has individual controls per room.

Conservatory

21' 4" x 12' 5" (6.50m x 3.78m)
Bright and airy conservatory with vinyl tiled flooring and an electric heaters, providing a comfortable year-round living space. Enjoying pleasant views over the beautifully maintained rear garden.

Landing

Bedroom One

15' 3" x 13' (4.65m x 3.96m)
Generous master bedroom with fitted carpet, two front-facing windows, and fitted wardrobes providing ample storage.

En-Suite

Modern en-suite comprising a walk-in shower with rainfall shower head, WC, and wash hand basin. Finished with tiled flooring and fully tiled walls.

Bedroom Two



12' 9" x 11' 11" (3.89m x 3.63m)
Double bedroom with fitted carpet, fitted wardrobes and a rear-facing window enjoying partial sea views.

Bedroom Three

13' 6" x 13' (4.11m x 3.96m)
Double bedroom featuring fitted carpet and two front-facing windows.

Bedroom Four

13' 4" x 9' 9" (4.06m x 2.97m)
Double bedroom with fitted carpet and two rear facing windows, offering partial sea views.

Family Bathroom

Well-appointed family bathroom fitted with a separate bath and walk-in shower, WC, and wash hand basin. Finished with tiled flooring with underfloor heating, partially tiled walls, and a window providing natural light and ventilation.

To Front

Driveway

Driveway situated to the side of the property, providing off-road parking and access to the double garage.



Double Garage

17' 1" x 16' 11" (5.21m x 5.16m)
Double Driveway

To Rear

Garden Room/Workshop

16' 1" x 7' 11" (4.90m x 2.41m)
A fantastic detached garden room/workshop (fully insulated) offering a versatile space suitable for a home office, studio, gym, or hobby room. Featuring wood-effect laminate flooring, power, lighting, and French doors.

Enclosed Rear Garden

Beautifully maintained enclosed rear garden with a selection of patio seating areas, mature shrubs, and a pond, creating a delightful outdoor space for relaxation and entertaining.





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Total floor area 211.1 m² (2,272 sq.ft.) approx

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