





## 48 Westward Rise

Barry, Barry

Attractive three bedroom terraced house located in Barry's garden suburb. Spacious lounge, kitchen/diner, upstairs shower room. Generous rear garden with patio. Close to schools, transport links and local amenities. Ideal family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- LOCATED ON THE POPULAR GARDEN SUBURB AREA OF BARRY
- THREE BEDROOMS AND AN UPSTAIRS SHOWER ROOM
- SPACIOUS LOUNGE AND KITCHEN/DINER
- GENEROUS REAR GARDEN
- DRIVEWAY PROVIDING PARKING FOR ONE VEHICLE
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES
- POPULAR SCHOOL CATCHMENT AREA (WHITMORE HIGH SCHOOL AND YSGOL GYMRAEG BRO MORGANNWG)
- EPC C69



### **Hallway**

Entrance via double opening uPVC doors with opaque glazing into a porch. The porch has vinyl wood effect flooring, textured walls and a wood panelled ceiling. A further wooden door with opaque glazing leads into a small carpeted hallway with wallpapered walls. A carpeted staircase leads to the first floor and a door leads through into the lounge.

### **Lounge**

12' 5" x 12' 5" (3.78m x 3.78m)  
Carpeted, wallpapered walls with picture rails and a textured ceiling. A large front aspect window, a radiator and a working fireplace with a wooden mantelpiece. A door leads through to the kitchen/diner. Measurements exclude the depth of the alcoves either side of the chimney breast.

### **Kitchen/Diner**

17' 0" x 7' 9" (5.18m x 2.36m)  
Tiled flooring, textured walls and a textured coved ceiling. Wooden base level units, complementing laminate wood effect worktops with a stainless steel sink inset and a stainless steel mixer tap overtop. Space and plumbing for a washing machine. Space for a freestanding oven and fridge/freezer. A large rear aspect window and double opening French doors leading out into the garden. Double opening slatted doors offer access to understairs storage. Ample space for a dining table and chairs and a radiator.





## Landing

A carpeted staircase leads to a carpeted landing with wallpapered walls and a textured ceiling. Doors lead to three bedrooms and a shower room. Loft access.

## Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)

Carpeted, textured walls with picture rails and a textured ceiling. A front aspect window, radiator and feature period fireplace.

## Bedroom Two

12' 9" x 7' 11" (3.89m x 2.41m)

Carpeted, wallpapered walls with picture rails and a textured ceiling. A rear aspect window, radiator and period feature fireplace.

## Bedroom Three

9' 4" x 7' 3" (2.84m x 2.21m)

Carpeted, wallpapered walls with picture rails and a textured ceiling. A front aspect window, radiator and small storage cupboard providing storage into the eaves.

## Shower Room

7' 10" x 4' 3" (2.39m x 1.30m)

Vinyl wood effect flooring, half height white wall tiling with full height within the shower cubicle. The remainder of the walls and ceiling are smooth. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with stainless steel pillar taps and a shower cubicle with a stainless steel thermostatic shower inset and a glass sliding shower screen. Previously fitted with a bath which could be reinstated if the shower is removed. A rear aspect window and a radiator. Measurements exclude the alcove where the WC is located.





## REAR GARDEN

A generous rear garden with a well appointed patio area perfect for alfresco dining and a pathway leading to the rear of the garden. The garden is mainly laid to lawn with plenty of well established shrubbery and trees. There is a lockable side access gate and a lockable gate to the rear of the garden.

## DRIVEWAY

1 Parking Space

Driveway providing off road parking for one vehicle. Ample on-street parking also available.







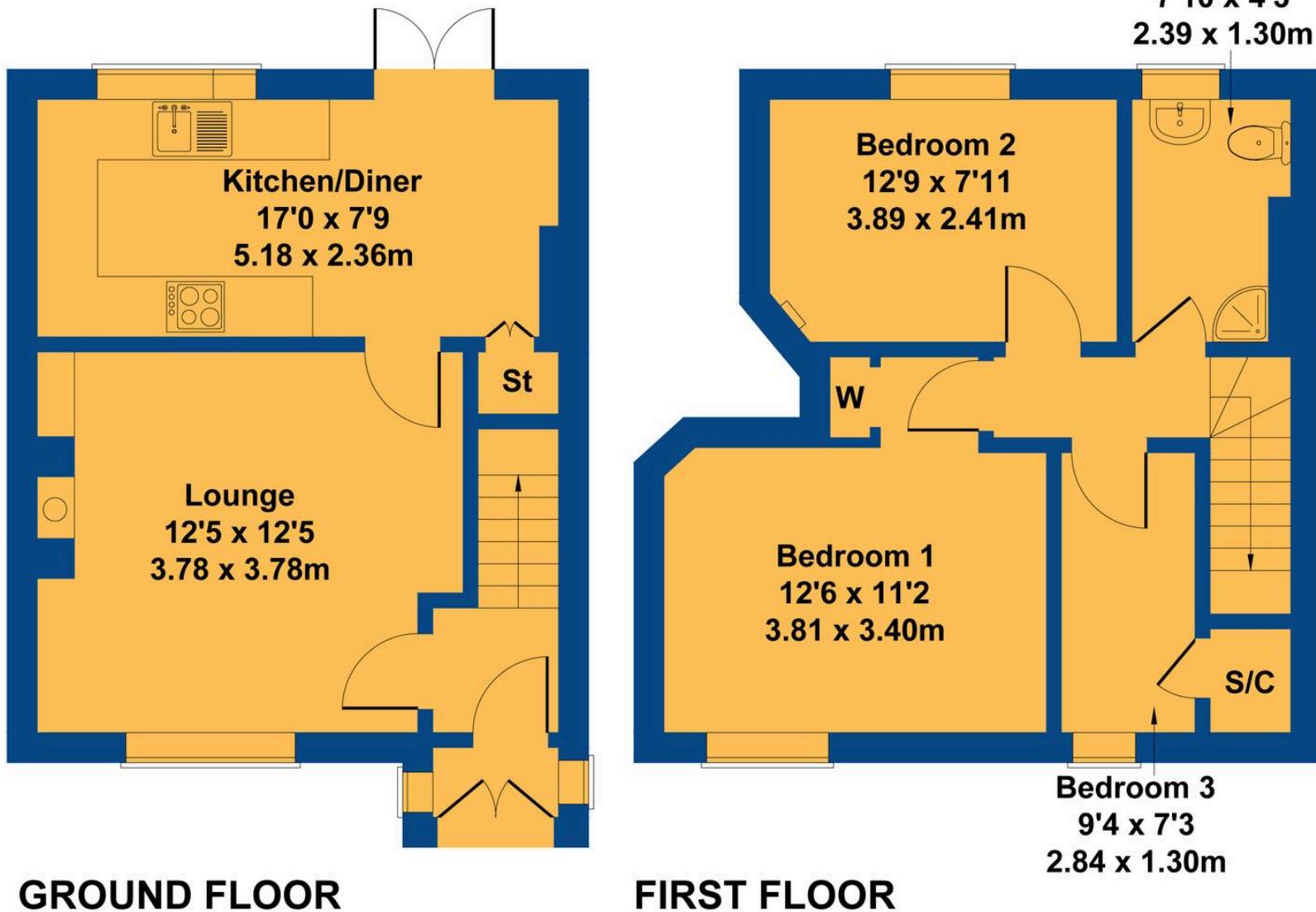
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area

732 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2024  
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