



**25 Westward Rise, Barry  
Vale of Glamorgan CF62 6PN**

**£260,000  
Freehold**

A well presented, semi detached dwelling, placed on the highly sought after 'Garden Suburb' location of Barry and sold with no onward chain. The property is close to Romilly Park and purpose made paths leading directly to Porthkerry Country Park and beaches. Briefly comprising, entrance porch, hallway, living room, dining room with door opening to rear garden, sitting room or an option of a third bedroom, modern fitted kitchen and via a rear lobby an adapted wet-room. To the first floor, two double bedrooms and a family bathroom with roll top bath. To the front, a driveway providing parking leading to a garage. To the rear, an enclosed garden with patio area, steps descending to a level laid to further garden area planted with shrubs and trees. Benefiting from UPVC double glazing throughout, gas central heating via a combination boiler, original features and modifications for wheelchair use. Viewing highly recommended.



## FRONT

Block paved driveway. Side access. Detached garage. Stone chippings. Flower beds. Hedges and shrubs. Picket fence. Ramp giving access to composite front door.

## Entrance Porch

6'0" max x 5'3" max (1.83m max x 1.60m max )

Textured ceiling. Smoothly plastered walls. Vinyl flooring. Two UPVC double glazed opaque glass windows to the front. Wheelchair accessible glazed inner door opening to hallway.

## Hallway

Textured ceiling. Smoothly plastered walls. Vinyl flooring. Stairs rising to the first floor. Two glazed doors opening to living room.

## Living Room

14'0" max x 10'8" max (4.27m max x 3.25m max )

Papered ceiling. Original stained beams. Papered walls. Vinyl flooring. UPVC double glazed window to the front. Radiator. Gas fire.

## Dining Room

13'9" max x 12'8" max (4.19m max x 3.86m max )

Papered ceiling. Papered walls. Vinyl flooring. UPVC double glazed door and side panels to rear. Radiator. Two glazed doors opening to kitchen. Glazed door opening to rear.

## Kitchen

10'2" max x 9'8" max (3.10m max x 2.95m max )

Textured ceiling. Coving. Papered walls. Laminate flooring. UPVC double glazed window to the side. Fitted kitchen comprising of eye level and base units with drawers and oak work surfaces over. Integrated electric oven. Four burner gas hob with extractor over. Space for slimline dishwasher. Ceramic Belfast sink. Under-stairs storage cupboard with space for tall fridge freezer. Glazed inner door opening to sitting room.

## Sitting Room

10'0" max x 10'0" max (3.05m max x 3.05m max )

Textured ceiling. Stripped wooden beams. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator.

## Rear Lobby

6'3" max x 5'5" max (1.91m max x 1.65m max )

Textured ceiling. Smoothly plastered walls. Vinyl flooring. UPVC double glazed opaque glass door and window to the side. Space for washing machine. Door opening to shower room.

## Wet Room

10'2" max x 6'3" max (3.10m max x 1.91m max )

Textured ceiling. Coving. Smoothly plastered walls. Tiled to splash-back areas. Wet room flooring. UPVC double glazed opaque glass window to rear. Cistern w.c. Pedestal wash-hand basin. Walk in shower area with electric shower. Radiator.

## FIRST FLOOR

### Landing

Textured ceiling. Smoothly plastered walls. Laminate flooring. UPVC double glazed window to the rear. Radiator. Doors to two bedrooms, bathroom and w.c.

### Bedroom 1

14'2" max x 11'5" max (4.32m max x 3.48m max )

Textured vaulted ceiling. Attic hatch. Picture rail. Papered walls. Laminate flooring. UPVC double glazed window to the front. UPVC double glazed window to the rear. Radiator.

### Bedroom 2

10'1" max x 10'0" max (3.07m max x 3.05m max )

Textured vaulted ceiling. Picture rail. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Cupboard concealing wall mounted combination boiler.

## Bathroom

9'5" max x 6'9" max (2.87m max x 2.06m max )

Textured vaulted ceiling. Picture rail. Papered walls. Tongue and groove below dado rail. Laminate flooring. UPVC double glazed opaque fire escape window to the rear. Roll top bath. Vanity unit wash-hand basin. Radiator.

## W.C.

6'8" max x 3'5" max (2.03m max x 1.04m max )

Textured vaulted ceiling. Papered walls. Laminate flooring. UPVC double glazed opaque glass window to the side. Cistern w.c. Cloakroom wash-hand basin.

## REAR

Enclosed rear garden. Patio area. Steps descending to slate chippings. Garage access.

## COUNCIL TAX

Council tax band E

## TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

