47 Westward Rise

Barry, CF62 6PP

Offers In Excess Of £475,000

HARRIS & BIRT

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An attractive, four bedroom, semi-detached house situated in the highly desirable west end of Barry within easy reach of The Knap and Porthkerry Park. The property offers spacious and versatile family accommodation, with a generous kitchen/dining room featuring a wood-burning stove and bi-folding doors opening onto the rear garden. The ground floor also comprises a separate living room with feature wood-burning stove and a family bathroom. There is a master bedroom with en-suite, three further bedrooms and a modern family shower room. Outside, the enclosed rear garden has been thoughtfully arranged with generous patio areas, lawn and planted borders, providing an attractive space for relaxing and entertaining. To the front is a gravel laid driveway providing off-road parking. Further benefits include gas central heating and uPVC double glazing.

Located in the sought-after area of The Knap, the property is ideally placed to enjoy the area's attractive coastal surroundings and nearby amenities. The property is within easy reach of The Knap Gardens and lake, Watch Tower Bay, Romilly Park and a selection of local cafés. Barry town centre offers a wider range of shopping and leisure facilities, whilst convenient access to the main road network and public transport links brings major centres within comfortable commuting distance, including Cardiff, Bridgend and other parts of South Wales.

- Attractive Semi-Detached Property
- Two Reception Rooms
- Off road, Driveway Parking
- Excellent School Catchment
- Four Bedrooms
- Open-Plan Kitchen/Dining Space
- Sought-after Coastal Location
- EPC Rating - tbc

Accomodation

Ground Floor

Entrance
The property is entered via solid front door with opaque glazed vision panel and opaque glazed windows to side. Two further opaque glazed windows to side in porch. Decorative tiled floor. Part-tiled walls. Wall mounted radiator. Pendant ceiling light. Decorative opaque glazed door into central hall.

Hall
Stairs to first floor. Decorative tiled floor. Radiator behind fitted decorative radiator cover. Pendant ceiling light. Doors to all ground floor rooms.

Living Room 16'8" x 12'9" (5.08m x 3.89m)
Large window overlooking front, fitted with plantation-style shutters. Central feature fireplace containing freestanding Portway wood burning stove, set on slate hearth with decorative tile surround and wood mantel over. Fitted carpet. Exposed ceiling beam. Pendant ceiling lights.

Bathroom 9'3" x 4'11" (2.82m x 1.50m)
Fitted three-piece suite with features to include: Fitted corner bath with mixer tap. Vanity unit containing low-level hidden cistern WC. Countertop sink with mixer tap and storage underneath. Obscure glazed windows side with deep tiled sill. Tiled floor. Fully tiled walls. Pendant ceiling lights. Extractor fan. Electric underfloor heating.

Kitchen / Dining kitchen (16'3" x 12'3") dining (14'8" x 10'9") (kitchen (4.95m x 3.73m) dining (4.47m x 3.28m))
Modern fitted kitchen in sleek gloss grey with features to include: a range of wall and base units with granite effect work surfaces and decorative tiled splashbacks. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Countertop five ring gas hob with glass splashback and electric extractor hood over. Eye line Zanussi electric fan assisted oven and grill above. Space for inset American style fridge-freezer. Under stairs larder cupboard. Under counter integrated dishwasher behind matching decor door. Space for under counter washing machine. Peninsula work surface offering breakfast bar style seating into dining room with ample space for table and chairs. Full width run of bi-folding doors onto rear patio. Free standing wood-burning stove set on slate hearth with decorative brick tiled surround. Wood-effect herringbone style tiled floor. Window in kitchen overlooking the rear garden. Ceiling Spotlights. Underfloor heating.

First Floor

Landing
Stairs from ground floor with carpet tread and stair bars onto landing. Loft access hatch. Newly fitted carpet. Ceiling spotlight. Pendant ceiling light over stairs. Doors to all first floor rooms.

Master Bedroom 16'6" x 9'1" (5.03m x 2.77m)
Large window overlooking rear garden. Recessed fitted wardrobe with sliding door. Fitted carpet. Radiator. Vaulted ceiling with exposed beam and Velux ceiling window. Combination of ceiling spotlights and pendant lights. Sliding opaque glazed door into en-suite.

En Suite
Modern en-suite shower room with features to include: fully tiled walk-in shower with wall mounted mains connected shower through rainfall shower head. Tiled niche and glazed screen. Vanity unit containing, low-level hidden cistern WC. Inset wash hand basin with mixer tap, tiled splashback and storage underneath. Obscure glazed window to rear. Tiled floor with matching skirting. Ceiling spotlights. Electric underfloor heating.

Bedroom Two 9'1" x 10' (2.77m x 3.05m)
Window overlooking rear garden. Vaulted ceiling. Stairs up to mezzanine level with Velux ceiling window. Fitted carpet. Radiator. Ceiling Spotlights.

Bedroom Three 13'6" x 8' (4.11m x 2.44m)
Window overlooking front. Range of fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 8'8" x 8'5" (2.64m x 2.57m)
Window overlooking side. Carpet. Radiator. Pendant ceiling light.

Shower Room
Modern suite in white with features to include: fully tiled walk-in shower with wall mounted electric shower and sliding screen. Low-level hidden cistern WC. Fitted vanity unit containing sink with mixer tap, tile splashback and storage underneath. Obscure glazed window to front. Tiled floor. Wall mounted towel warmer. Ceiling spotlights. Electric underfloor heating.

Outside
The rear garden is laid to a mixture of spacious paved patio with freestanding outside pizza oven/barbecue. Raised vegetable planters. Patio leads onto a flat parcel of lawn with planted borders. Paved path leading to pergola and large detached timber shed. Further area of patio to rear with pergola. The garden is made enclosed by fence boundaries to all sides. Side storage area with gate leading back to road at the front. Decorative wall lights. Power points. Off-road parking to the front on a paved driveway with path leading to front door.

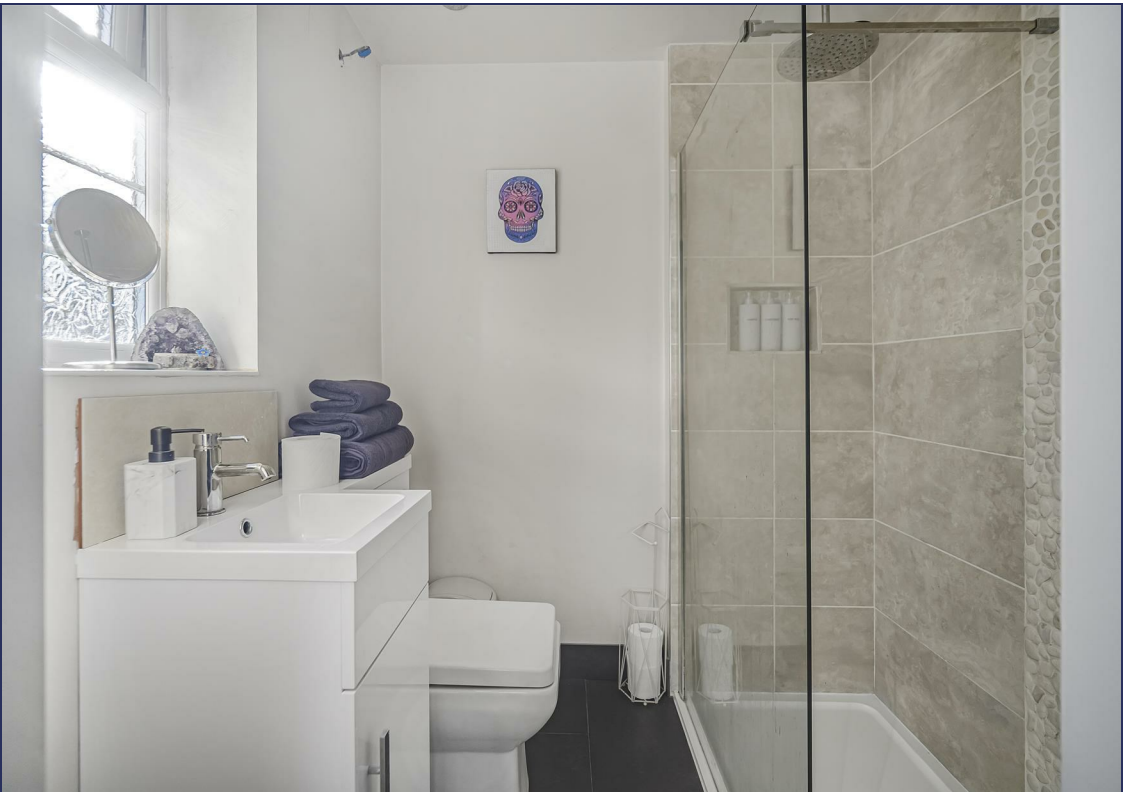
Services
All main services are connected to the property. Gas central heating via boiler housed to cupboard in kitchen. New uPVC double glazing throughout. Under floor heating in kitchen/dining room run off the boiler.

RESPECT

RESPECT
LOCALS

COSY

COSY



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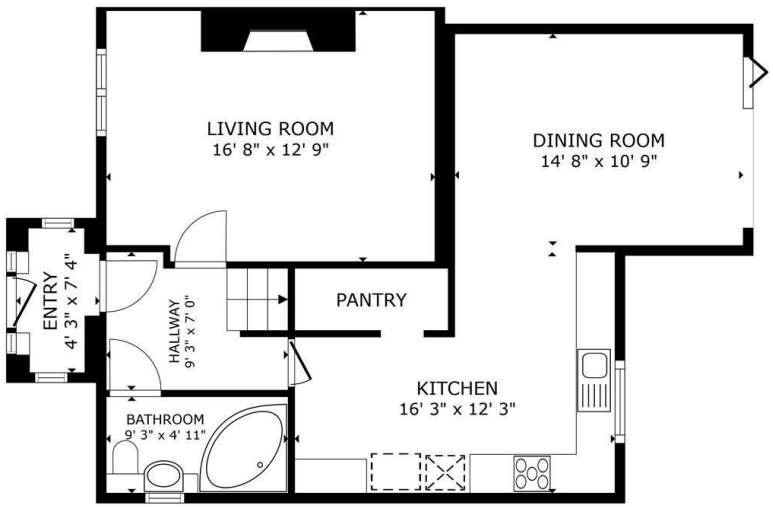
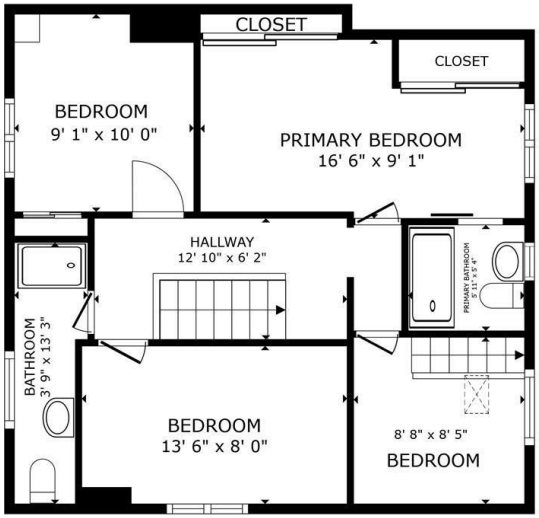


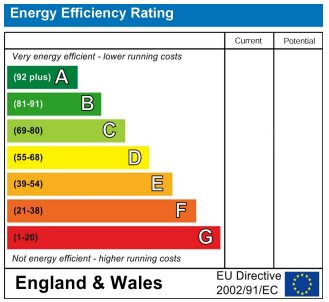
FLOOR 1

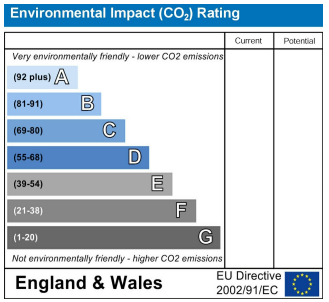


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 724 sq.ft. FLOOR 2 631 sq.ft.
TOTAL : 1,355 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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