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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Westward Rise*

GARDEN SUBURB



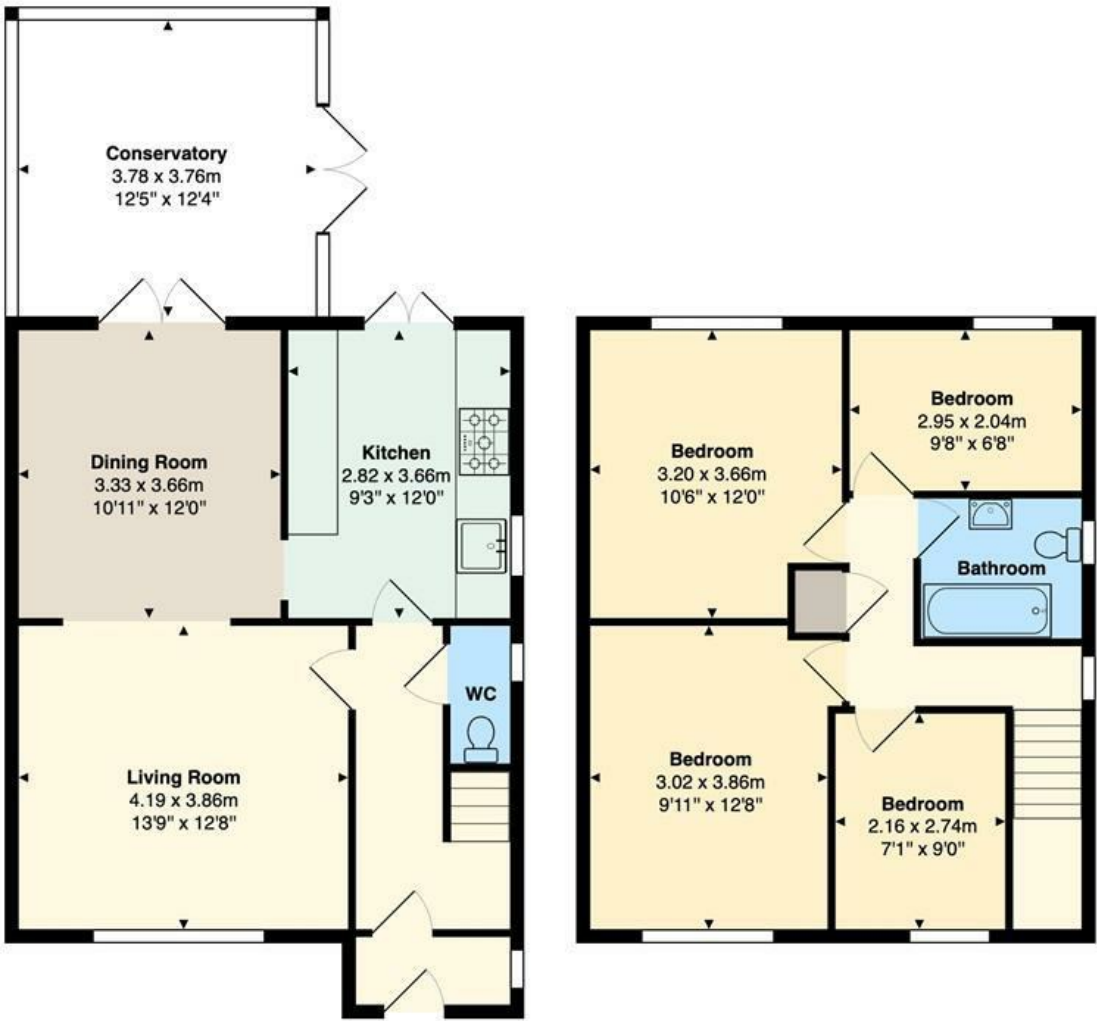
A fantastic family home offered to the market with no onward chain. Ideally situated in the sought-after west end of Barry, the property enjoys a convenient location within walking distance of Porthkerry Country Park, offering beautiful green spaces and coastal walks right on your doorstep.

Comments by Mrs Cassie Deans - Shumack



**Property Specialist**  
**Mrs Cassie Deans - Shumack**  
Senior valuer  
  
cassie@jeffreycrossandknights.co.uk

Westward Rise, Barry, CF62 6NR



Total Area: 112.0 m² ... 1205 ft²

All measurements are approximate and for display purposes only

This has been a much-loved family home for many years, creating countless happy memories. Its ideal location has made it a wonderful place to live, and it will be with great sadness that we leave.

Comments by the Homeowner





# Westward Rise

Garden Suburb, Barry, CF62 6NR

Offers Invited

£400,000



4 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
**Knights Barry Branch**  
01446 700222

Excellent opportunity for families seeking a spacious and comfortable home. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

Boasting four well-proportioned bedrooms, this residence provides ample space for both relaxation and privacy. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

One of the standout features of this property is the delightful conservatory, which serves as a perfect spot for enjoying the garden views or simply unwinding with a good book. This additional living space enhances the overall appeal of the home, allowing for year-round enjoyment.

For those with vehicles, the property includes a convenient driveway and garage, ensuring that parking is never a concern.

Located in the sought-after West End of Barry.



PORCH 6'02" x 2'10" (1.88m x 0.86m )

HALLWAY 6'05" (1.96m )

LIVING ROOM 13'09" x 12'08" (4.19m x 3.86m )

DINING ROOM 10'10" x 12'0" (3.30m x 3.66m )

KITCHEN 12'0" x 9'03" (3.66m x 2.82m )

CONSERVATORY 12'05" x 12'07" (3.78m x 3.84m )

W/C 2'06" x 5'09" (0.76m x 1.75m )

BEDROOM ONE 12'08" x 9'11" (3.86m x 3.02m )

BEDROOM TWO 10'06" x 11'11" (3.20m x 3.63m )

BEDROOM THREE 9'0" x 7'01" (2.74m x 2.16m )

BEDROOM FOUR 9'10" x 6'08" (3.00m x 2.03m )

BATHROOM 5'10" x 6'08" (1.78m x 2.03m )

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 63      | 74                         |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

