

WESTWARD RISE

GARDEN SUBURB





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GARDEN SUBURB, CF62 6NR - £650,000

4 bedroom(s) | 3 bedroom(s) | 1582.29 SQ FT

Located in the highly sought-after Westward Rise area of Barry, this impressive detached property offers the perfect blend of modern comfort and practical family living.

Set within a quiet, friendly cul-de-sac in one of Barry's most desirable locations, the home enjoys a peaceful setting while remaining just moments from local amenities, schools, and scenic surroundings, ideal for families seeking both tranquillity and convenience.

To the front, the property overlooks the privately gated 'Westward Corner Round Borrow' monument, which ¼ of it is owned by the homeowners and accessible exclusively to them and the other owners. From the rear bedrooms, there are beautiful views of the sea, adding to the home's appeal and charm.

The interior features three generously sized reception rooms, perfect for entertaining or enjoying quality family time, while a larger-than-average conservatory floods the home with natural light and provides a relaxing space to unwind or host guests.

There are four well-proportioned bedrooms and three bathrooms, including an en-suite, ensuring comfort and convenience for busy family life. The modern kitchen benefits from underfloor heating, and an individual room heat control system allows for tailored comfort throughout.

Externally, the garden provides access to a newly built Garden Room, complete with power, insulation, and heating. Originally designed as a home office, this versatile space offers endless possibilities. The property also includes a double garage with power, offering excellent storage and practicality.

This is a wonderful opportunity to secure a beautifully presented family home in one of Barry's most desirable neighbourhoods.

Early viewing is highly recommended.

PROPERTY SPECIALIST

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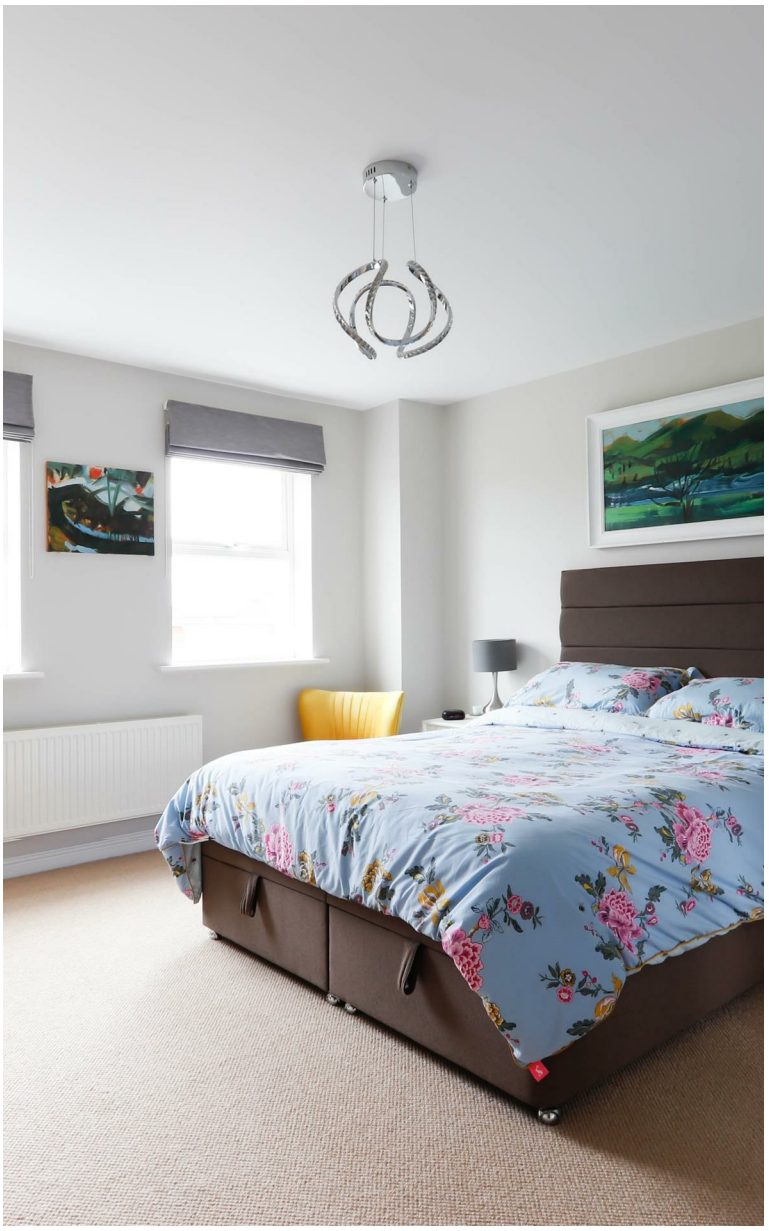







PABLO PICASSO
MUSÉE GALLIÈRE









HALLWAY
1.98m x 4.52m (6'06" x 14'10")

LIVING ROOM
3.86m x 4.88m (12'08" x 16'0")

OFFICE
2.97m x 2.51m (9'09" x 8'03")

KITCHEN
5.08m x 3.43m (16'08" x 11'03")

DINING ROOM
3.30m x 3.89m (10'10" x 12'09")

CONSERVATORY
3.78m x 3.66m / 2.77m x 6.53m (12'05" x 12'0" / 9'01" x 21'05")

UTILITY ROOM
1.73m x 1.73m (5'08" x 5'08")

W/C
1.12m x 1.70m (3'08" x 5'07")

BEDROOM ONE
4.65m / 3.94m x 3.94m (15'03" / 12'11" x 12'11")

EN-SUITE
1.93m x 2.06m (6'04" x 6'09")

BEDROOM TWO
3.43m / 2.79m x 3.63m (11'03" / 9'02" x 11'11")

BEDROOM THREE
3.58m / 4.22m (1.70m desk) x 3.07m / 4.04m (11'09" / 13'10" (5'07" desk) x 10'01" / 13'03")

BEDROOM FOUR
2.92m x 3.61m / 3.33m (9'07" x 11'10" / 10'11")

BATHROOM
2.29m x 2.62m (7'06" x 8'07")

HALLWAY
3.25m x 1.80m / 3.28m (10'08" x 5'11" / 10'09")

GARDEN OFFICE/WORKSHOP
4.09m x 2.41m (13'05" x 7'11")

GARAGE
5.21m x 5.16m (17'01" x 16'11")



Westward Rise, Barry






CATERHAM CUP


RA
Summer Exhibition



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What stands out most about this home is how calm and private it feels. The sea views from the rear bedrooms are a real bonus, and the garden room adds great flexibility — ideal for working from home or simply enjoying some quiet space.

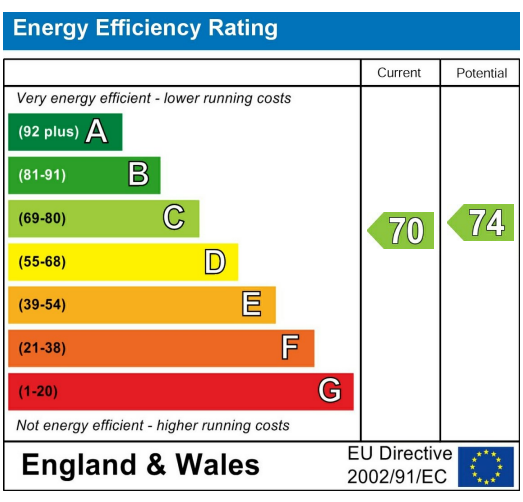
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Comments by - Mrs Samantha Draisey



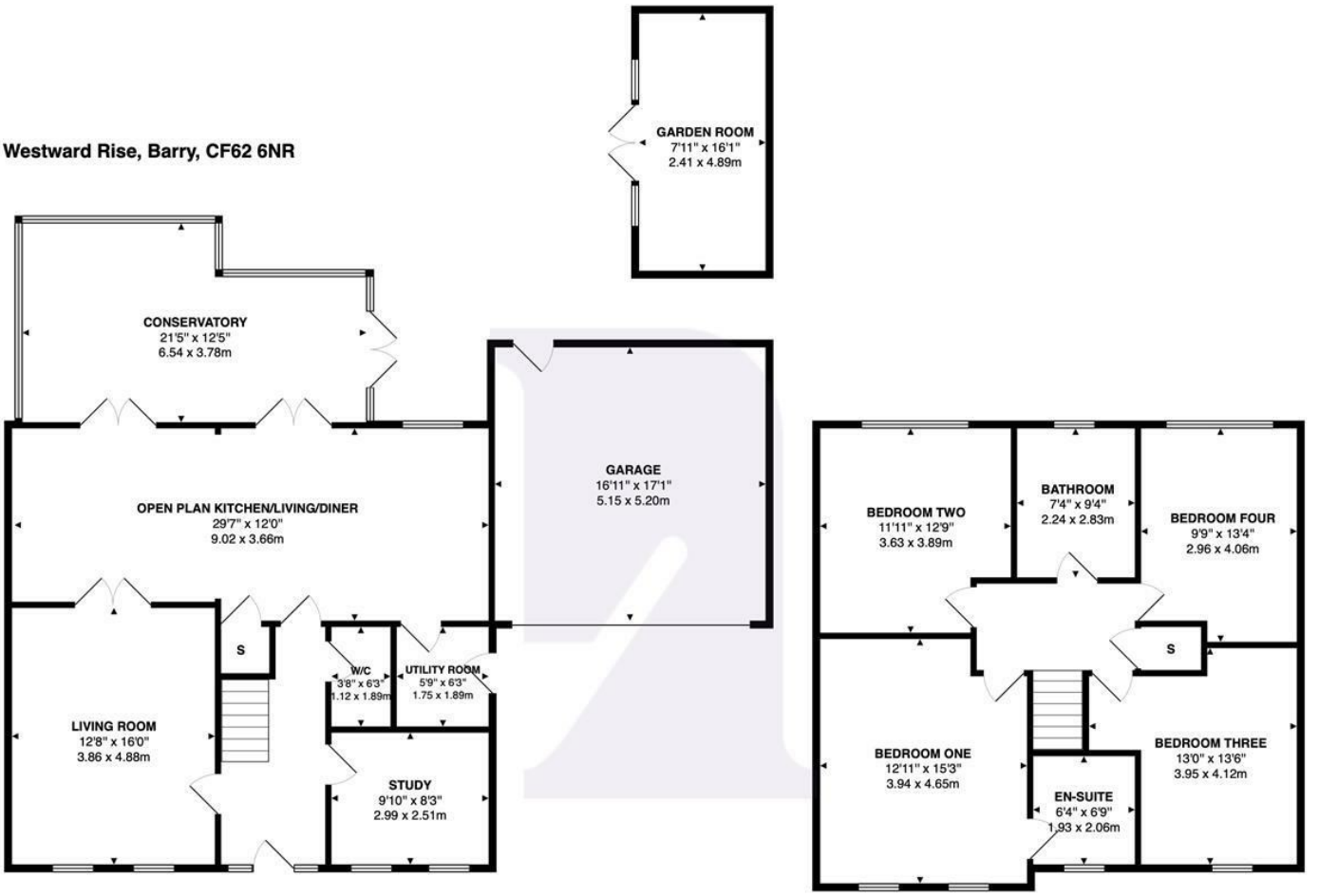





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
74
England & Wales
EU Directive 2002/91/EC



Westward Rise, Barry, CF62 6NR



Total Area: 2298 ft² ... 213.5 m²

All measurements are approximate and for display purposes only



BARRY'S HOME FOR

STYLISH SALES & LETTINGS



KNIGHTS