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36 Westward Rise, Barry CF62 6PN £259,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

A stunning, traditional home placed in the sought after 'Garden Suburb' location to the West of Barry close to shops, schools and public transport. Purpose built paths lead directly to Porthkerry Country Park, Romilly Park, The Knap and several beaches. Briefly comprising, entrance porch, hallway with stairs rising to the first floor, living room with original wood block flooring, modern fitted kitchen opening to a dining room with a continuation of block flooring and a rear lobby giving access to a cloakroom and French doors opening to rear garden. To the first floor a master bedroom, a further double bedroom, single bedroom with ample storage and a contemporary family bathroom. To the front a block paved driveway providing parking and pathway giving rear access. To the rear, a decked sun terrace leading down to a further area of fenced garden with laid lawn. Brick built storage shed. The property is beautifully presented, full of original features, has gas central heating via combination boiler and UPVC double glazing throughout. Viewings strictly by appointment only.



FRONT

Block paved driveway providing parking. Privet hedge. Decorative stone chippings. Shrubs. Gated external passageway leading to rear of property (shared access) Enter property via composite front door into porch.

Entrance Porch

6'09" max x 4'10" max (2.06m max x 1.47m max)

Smoothly plastered ceiling. Smoothly plastered walls. Tiled flooring. Wooden inner door opening to hallway.

Hallway

Smoothly plastered ceilings and walls. Stairs rising to the first floor. Door opening to living room.

Living Room

13'11" max x 12'06" max (4.24m max x 3.81m max)

Smoothly plastered ceilings. Coving. Picture rail. Smoothly plastered walls. Wooden parquet flooring. Radiator. UPVC double glazed window to the front. Under-stairs storage. Decorative fire and with hearth and surround. Door giving access into kitchen.

Kitchen

11'06" max x 7'03" max (3.51m max x 2.21m max)

Textured ceiling. Smoothly plastered walls. Tiled to splash-back areas. Tiled flooring. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Space for fridge freezer, washing machine and slimline dishwasher. Electric oven. Door opening into dining room and rear lobby. Stainless steel sink. UPVC double glazed window to the rear. Wall mounted combination boiler.

Dining Room

9'04" max x 9'02" max (2.84m max x 2.79m max)

Smoothly plastered ceilings. Smoothly plastered walls. Picture rails. Radiator. Decorative fireplace. Step up to lobby area.

Rear Lobby

5'05" max x 5'05" max (1.65m max x 1.65m max)

Smoothly plastered ceilings. Smoothly plastered walls. Wood effect laminate flooring. Wooden door opening to cloakroom. UPVC double glazed French doors opening to rear garden.

Cloakroom

5'04" max x 3'01" max (1.63m max x 0.94m max)

Smoothly plastered ceiling. Ceramic tiled walls and flooring. Close couple cistern w.c. Corner vanity unit wash-hand basin. Chrome towel rail radiator. UPVC double glazed opaque glass window to the rear.

FIRST FLOOR

Landing

Papered ceilings. Attic hatch. Smoothly plastered walls. Fitted carpet. Doors opening to three bedrooms and bathroom. Radiator. UPVC double glazed window to the front.

Bedroom 1

12'06" max x 10'11" max (3.81m max x 3.33m max)

Smoothly plastered ceiling. Papered walls below picture rail. Fitted carpet. Radiator. UPVC double glazed window to the front. Victorian style cast iron fireplace.

Bedroom 2

12'05" max x 8'0" max (3.78m max x 2.44m max)

Smoothly plastered ceiling. Smoothly plastered walls. Picture rail. Stained floorboards. Radiator. UPVC double glazed window to the rear.

Bedroom 3

9'9" max x 5'02" max (2.97m max x 1.57m max)

Measurements to wardrobes. Smoothly plastered ceiling. Smoothly plastered walls and papered walls below picture rail. Painted floorboards. Radiator. UPVC double glazed window to the front. Built in wardrobes.

Bathroom

7'07" max x 5'07" max (2.31m max x 1.70m max)

Smoothly plastered walls. Ceramic tiles to splash-back areas and floors. L-shaped bath with glass shower screen and mains powered contemporary shower. UPVC double glazed opaque glass window to the rear. Contemporary w.c. Vanity unit wash-hand basin. Chrome towel rail radiator.

REAR

Enclosed rear garden with shared access to front via external passageway. Brick built storage shed. Decked patio area off rear lobby doors. Laid lawn. Mature shrubs. Decorative stone chippings. Privet hedge. Security lights to rear and front.

COUNCIL TAX

Council tax band D

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.

