



£335,000

Westward Rise, Barry

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Charming 3 bedroom semi-detached house
- West End location
- Sea views
- South facing garden
- Open plan kitchen/diner
- Drive with ample parking

Property Description

Botham Williams is excited to present this charming 3-bedroom property, brimming with character, nestled in the desirable garden suburb of Barry. This delightful home offers sea views, off-road parking, beautiful original features, and potential for extension (subject to planning permission).

Main Particulars

Botham Williams is excited to present this charming 3-bedroom property, brimming with character, nestled in the desirable garden suburb of Barry. This delightful home offers sea views, off-road parking, beautiful original features, and potential for extension (subject to planning permission).

As you step inside, you're greeted by a welcoming porch that leads into a stunning hallway. The ground floor boasts an open-plan kitchen/diner, a utility room, a living room, and a sunroom, perfect for relaxation and entertaining.

Upstairs, you'll find three double bedrooms and a modern shower room. The property also benefits from sea views, a private garden, ample off-road parking, and gas central heating. Don't miss the opportunity to make this enchanting house your new home!

Front

A driveway with ample parking, a front lawn with mature shrubs and a path leading to the front door.

Porch 0.98m x 1.5m

Entered via a upvc glazed door, tiled flooring, cupboard with utilities and an original wooden door into the hallway.

Hallway 3.6 x 1.8

Original parquet flooring, smoothly plastered walls spotlights, radiator, stairs ascending to the first floor and original wooden doors leading to the kitchen/diner and living room.

Living Room 3.3m x 4.5m

A beautiful room full of charm with a window to the front elevation, original parquet floor, a gas fire, a radiator, and spotlights.

Sun Room 3.1m x 2m

A great addition that is flooded with light. It has wooden floor and upvc patio doors leading out to the garden.

Kitchen/Diner 6.4m x 3m

A great room that is zoned. The dining area at the front of the property and has beautiful original parquet floor, a window to the front elevation and smoothly plastered walls.

The kitchen has original quarry floor tiles, a peninsular kitchen with ample wall and base units, Silestone worktops and upstands, a Belfast sink with mixer tap, a window to the side elevation, a 5 burner gas hob with electric oven under, a concealed extractor fan, space for a free standing fridge/freezer, spotlights, a door leading out to the garden and a door leading to the utility.

Utility

A small but useful space which has a window, worktop space, wall and base units, space for a washing machine, a radiator and the boiler.

Landing

Smoothly plastered walls and ceiling. There are doors leading to all 3 bedrooms, the shower room and the storage cupboard. There is also a window to the front elevation.

Master Bedroom 4.5m x 3.3m

Smoothly plastered walls and ceiling. Windows to the front and rear elevations with sea views from the rear. Carpeted floor and a radiator.

Bedroom 2 3.3m x 3m

A double room at the front of the property with a window, radiator and carpet.

Bedroom 3 2.9m x 2.7m

Another double room at the rear of the property with a window and a radiator.

Shower Room 1.6m x 1.3m

Recently renovated with a single open shower cubicle, wc, wall hung basin, chrome towel rail, an opaque glazed window and fully tiled walls/floor.

Garden

A charming south facing private garden with a raised deck area with partial sea views, lawn, mature shrubbery and trees.



Telephone: 01446 488288



www.bothamwilliams.co.uk