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Westwerk
Porthkerry Road
Barry, The Vale Of
Glamorgan, CF62 7BA

Westwerk

Asking price **£345,000**

A unique, two double bedroom town house with independent access and private courtyard set in an architecturally impressive Grade II Listed, award winning Victorian Church in the well regarded West End area of Barry with allocated parking and the Waterfront, Cold Knapp and train station conveniently accessible.

A freehold townhouse nestled within the select development of 11 individual properties.

Many original architectural features are accented thought the property.

Accommodation comprises an entrance hall with WC off, Kitchen/diner, sitting room and two double bedroom benefitting from en-suites and walk-in wardrobe.

Conveniently located to Barry Town Centre, Waterfront, Barry Island, Cold Knapp and train station.

Allocated parking space.





Front door with glazed window to ENTRANCE HALL, fitted carpet, pendant light and LEDs with a sizable double storage cupboard giving access to the 'Worcester' combination boiler and fuse board. Extending to the far end of the hall lies a modern WC, timber floor, part pitched ceiling with spotlight over, modern WC with a wall mounted sink mixer tap and tiled surround to the side. A beautiful KITCHEN/ DINING SPACE has a run of 'L' shaped, timber handled units with a butcher block countertop and an inset stainless steel sink. 'Bosch' appliances include oven/grill and gas

hob. To the front of the room is the DINING SPACE with hardwood floor fitted and sizable aluminium framed doors opening directly to the walled courtyard allowing natural light to flood into the room, with stain glass above.

First floor LANDING with recess spotlights leads through to the SITTING ROOM, fitted carpet, multiple LEDs to the ceiling make this a bright room with front facing views through the original stain glass window and useful storage cupboard just off. BEDROOM ONE has multiple LED spotlights fitted to the ceiling with architectural accents

of the church visible such as the original custom stain glass window bringing in an abundance of light. A dressing cupboard with light fitted provides more storage. The EN-SUITE SHOWER ROOM comprises a fully tiled rainfall mains shower, WC, large sink, chrome towel rail, light and an extractor fan to ceiling. Wide, half turn, carpeted stairs rise to the impressive SECOND DOUBLE BEDROOM, vaulted ceiling with original beams present, 'Velux' windows to the front elevation with walk-in wardrobe proving multiple hanging rails, shelving. The EN-SUITE SHOWER ROOM has been thoughtfully designed with a mains fed double shower enclosure, (waterfall head), modern WC, with wall hung sink to the side with mix it up over. The double height ceilings giving the sense of space.

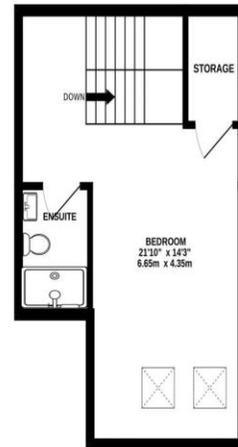
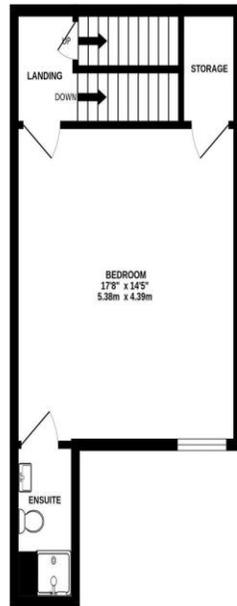
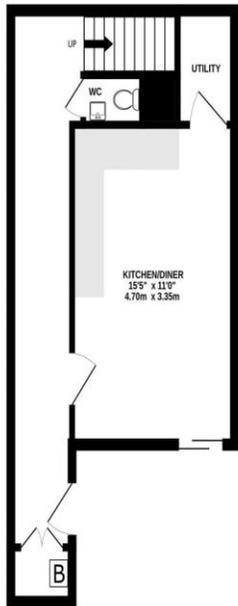
'Westwerk' benefits from a fully enclosed, easy to maintain, westerly aspect walled courtyard with a large paved terrace with a graduated steps to a large decked area with raised beds with a timber stairwell rising to the entrance gate. The property also has the sole use of an allocated parking bay to the rear of the development.

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.

2ND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

3RD FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office travel in an Easterly direction up the High Street through the traffic lights filtering onto the A48 heading towards Cardiff. Drive through Bonvilston and before reaching St Nicholas, at the traffic lights, turn right onto the five mile lane. Follow this road to Barry, on reaching a large roundabout take the second exit onto Pontypridd Road. On reaching the next roundabout take the second exit onto Park Crescent and first left onto Romilly Road. Continue to the bottom of the road where 'Westwerk' is on your left hand side just before the junction.

What3words: Cheek.waters.lunch

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band E
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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