



Selling with us

Property Details Approval Form

19 Merioneth Place,
BARRY, South Glamorgan,
CF62 9AJ

Date: 13 March 2025

Property Ref and Version: BAY305788 - 0004

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£250,000

Tenure: Freehold

Key Features

- 3 DOUBLE BEDROOMS, EN SUITE & FAMILY SHOWER ROOM
- 2 RECEPTION ROOMS
- MODERN FITTINGS THROUGHOUT
- council tax band D
- LARGE PLOT TO FRONT & REAR - DETACHED GARAGE
- EPC Rating: E

Short Description

3 DOUBLE BEDROOMS, EN SUITE & FAMILY SHOWER ROOM & DETACHED GARAGE - Close to local amenities; link roads leading to M4 corridor, public transport routes, popular school catchment, shops, supermarkets, parks, beaches. *Call 01446 733224*

Long Description

3 DOUBLE BEDROOMS, EN SUITE & FAMILY SHOWER ROOM - Close to local amenities; link roads leading to M4 corridor, public transport routes, popular school catchment, shops, supermarkets, parks, beaches. Comprising of hallway, kitchen, living room, dining room, bedroom, shower room, landing, 2 bedrooms, en suite, garage to rear, front and rear gardens. *Call 01446 733224*

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Room Description

Hallway

Composite door, solid wood flooring, power points, radiator.

Living Room

16' 6" x 11' 9" max (5.03m x 3.58m max)

T.V. point, power points, raditaor, solid wood floor, patio doors to front garden aspect.

Dining Room

13' 8" x 11' max (4.17m x 3.35m max)

Solid wood floor, power points, radiator, patio doors to rear garden, stairs to 1st floor.

Kitchen

9' 10" x 8' 5" (3.00m x 2.57m)

matching wall and base units, complimentary work tops, inset sink, drain and mixer tap, gas hob, oven and cooker hood, tiled areas, power points, integrated appliances, window to front.

Bedroom 3

9' 8" x 9' 6" (2.95m x 2.90m)

wood floor, power points, radiator, window to rear

Shower Room

W.C., wash hand basin, shower cubicle, splash back panelled areas, raditaor, window to side.

Landing

Fitted carpet, window to rear

Bedroom 1

15' 10" max x 9' 6" max (4.83m max x 2.90m max)

Fitted carpet, power points, radiator, window to rear.

En-Suite

W.C., wash hand basin, shower, splash back panelled areas, raditaor, extractor fan.

Bedroom 2

16' max x 7' 9" max (4.88m max x 2.36m max)

Fitted carpet, power points, radiator, window to rear.

To The Front

Pathway leading to front entrance, laid to lawn, full side access to rear.

Rear Garden

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Room Description

Patio area, outside tap, access to rear, side access to front, access to GARAGE.

Garage

To the rear of garden.

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Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approval

	Signature	Date
Jennifer Adams		
Mr G. Johns		