

# Selling with us

## Property Details Approval Form

17 Quarella Street, Barry,  
South Glamorgan, Wales, CF63  
2JF

**Date:** 25 February 2026

**Property Ref and Version:** BAY307536 - 0002

### 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. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

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

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£190,000

Tenure: Freehold

## Key Features

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- IDEAL FIRST TIME BUY / INVESTMENT
- CLOSE TO TRAIN STATION
- 3 DOUBLE BEDROOMS
- COUNCIL TAX BAND - B
- EPC Rating: Awaiting

## Short Description

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Briefly comprising of entrance hallway, open plan lounge/dining room, kitchen, bathroom, landing, 3 bedrooms, rear garden, on street parking. Situated close to local amenities such as supermarkets, town centre shops, popular schools, doctors surgery. With public transport links and easy access to M4

## Long Description

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IDEAL FIRST TIME BUY - CLOSE TO TRANSPORT LINKS.

Briefly comprising of entrance hallway, open plan lounge/dining room, kitchen, bathroom, landing, 3 bedrooms, rear garden, on street parking.

Situated close to local amenities such as supermarkets, town centre shops, popular schools, doctors surgery. With public transport links and easy access to link roads leading to the M4 corridor makes it ideal for an easy commute.

## Directions

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## Agent Note

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## Room Description

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### **Entrance Hall**

### **Cloakroom**

### **Lounge**

12' 4" max x 9' 7" max ( 3.76m max x 2.92m max )

### **Dining Room**

12' 10" max x 12' 10" max ( 3.91m max x 3.91m max )

### **Kitchen**

8' 8" max x 8' 6" max ( 2.64m max x 2.59m max )

### **Utility Room**

8' x 7' 1" ( 2.44m x 2.16m )

### **Bedroom One**

13' 5" max x 8' 4" max ( 4.09m max x 2.54m max )

### **Bedroom Two**

10' 6" max x 7' 1" max ( 3.20m max x 2.16m max )

### **Bedroom Three**

10' 4" max x 9' 1" max ( 3.15m max x 2.77m max )

### **Bathroom**

### **Rear Garden**

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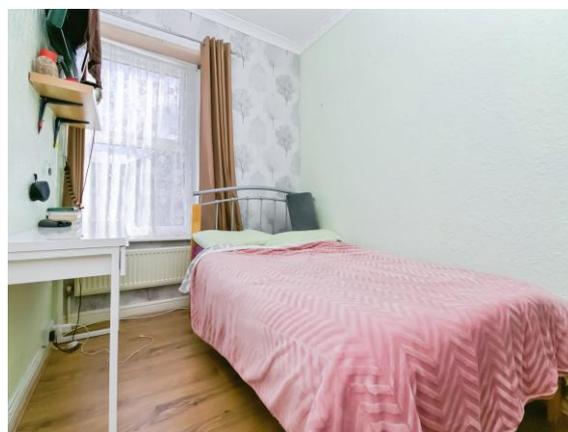
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## Property Images



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## Floor Plan



Total floor area 92.4 m<sup>2</sup> (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Approval

Signature

Date

	Signature	Date
<b>Gemma Burt</b>		25/02/2026
<b>Mrs S.D. Jefferies</b>		