

# property details **approval form**

48 Clos Yr Wylan, Barry, South Glamorgan, Wales, CF62 5DB

**Date:** 06 May 2026

**Property Ref and Version:** BRY108147 - 0004

# selling your home with us!



## >> **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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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.

**Your Allen & Harris office:** 21 High Street, BARRY, South Glamorgan, CF62 7EA  
**T** 01446 747878 **E** [barry@allenandharris.co.uk](mailto:barry@allenandharris.co.uk)

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## >> **price**

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offers in excess of £365,000

Tenure: Freehold

## >> **key features**

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- > Private driveway
- > Sought after location
- > Garage
- > Great transport links
- > 3 bedrooms
- > EPC Rating: C

## >> **short description**

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A 3-bedroom semi-detached home on Barry Island, easy walking distance of the beaches, local amenities and transport links. Viewing is highly recommended! Call us now on 01446 747878!

## >> **long description**

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A lovely family home on the famous Barry Island, nestled on a private driveway, with a cosy cottage-style front garden and south-facing back garden. With three bedrooms, two of which have en-suite bathrooms, there is space for everyone to feel comfortable here.

The ground floor has the kitchen, lounge and cloakroom, with stairs rising to the first floor. Here you will find a large double bedroom with en-suite bathroom and fitted wardrobe, another bedroom with fitted wardrobes, and a family bathroom. The second floor hosts a further double bedroom with en-suite bathroom, plus a dressing room area and built-in storage cupboards. The rear garden is a real sun trap, with a patio area, then gravelled area leading to a raised decking, you could soak up the last rays of the day in the comfort of your own garden.

Viewing is highly recommended for this fantastic property. Call us now on 01446 747878 to make enquiries.

## >> **directions**

## >> **Agent Note**

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## >> room description

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### Front Garden

Access from private driveway. Hedge and fence surround with gate, lawn with paved path to front door with outdoor light fitting.

### Hall

Wood-style flooring, wall-mounted fuse board, radiator, power points, carpeted stairs to first floor, under-stairs storage cupboard, doors to kitchen, lounge and cloakroom.

### Kitchen

10' 10" x 8' 8" ( 3.30m x 2.64m )

Tiled flooring, range of wall and base units with complementary work surface, large oven with gas hob, extractor fan hood, integrated fridge-freezer, stainless steel sink with drainer and mixer tap over, tiled splashback, window to front aspect, power points, radiator

### Lounge

15' 1" x 13' 1" ( 4.60m x 3.99m )

Wood-style flooring, radiator, power points, window to rear aspect, patio doors to rear garden

### Cloakroom

W.C., wash hand basin with tiled splashback, radiator

### Landing

Carpet, radiator, power point, stairs to second floor, window to front aspect

### Bedroom Three

8' 10" x 8' 7" ( 2.69m x 2.62m )

Carpet, window to front aspect, fitted wardrobes

### Bedroom Two

14' 5" x 9' ( 4.39m x 2.74m )

Carpet, window to rear aspect, fitted wardrobe, radiator, power point, door to en-suite

### En-Suite

5' 7" x 5' 7" ( 1.70m x 1.70m )

Laminate flooring, shower cubicle, W.C., wash hand basin, radiator, extractor fan, obscured window to rear aspect

### Bathroom

7' 4" x 5' 7" ( 2.24m x 1.70m )

Tiled flooring, bath, W.C., wash hand basin, extractor fan, radiator, half tiled walls

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## >> **room description**

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### **Bedroom One**

15' 1" x 14' 5" ( 4.60m x 4.39m )

Carpet, window to front aspect, storage cupboards, radiator, loft inspection hatch, open plan to dressing room, door to en-suite

### **Dressing Room**

9' 5" x 6' 7" ( 2.87m x 2.01m )

Carpet, skylight windows, power point

### **En-Suite**

6' 7" x 5' 3" ( 2.01m x 1.60m )

Tiled floor, shower cubicle, W.C., wash hand basin, radiator, skylight, part-tiled walls

### **Rear Garden**

Fencing surround with gate to side-access to lane, patio area, gravel, raised decking area to rear, outdoor power points

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## >> property images



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## >> **property images**



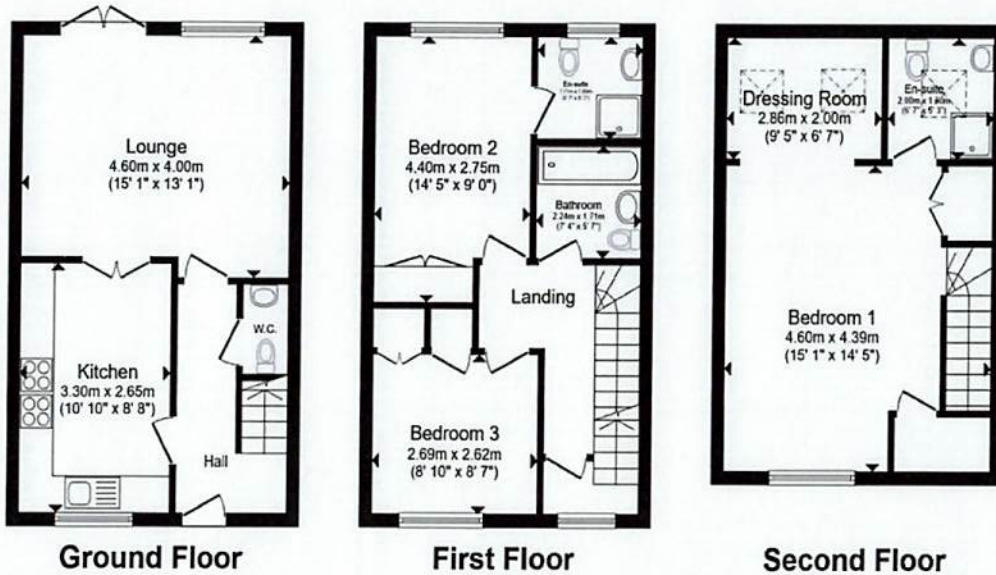
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## >> floor plan



Total floor area 108.2 m<sup>2</sup> (1,164 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

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## >> approval

	Signature	Date
Sophie Burrows		6-5-26
Mr K. Manning	K. Manning	6/5/26

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