







## 34 Thistle Close

Barry, Barry

Modernised three bedroom detached home located on the highly sought after Brambles development. Quiet cul-de-sac location, open plan kitchen/diner, large lounge with media wall, en-suite to master, new first floor bathroom with quality fittings, generous garden, garage and off-road parking. Ideal for families!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME WITH GARAGE AND DRIVEWAY
- SOUGHT AFTER BRAMBLES DEVELOPMENT, TUCKED AWAY IN A QUIET CUL-DE-SAC
- BEAUTIFULLY PRESENTED AND RECENTLY MODERNISED
- DOWNSTAIRS WC
- SPACIOUS LOUNGE COMPLETE WITH MEDIA WALL
- OPEN PLAN KITCHEN/DINER WITH FRENCH DOORS TO REAR GARDEN
- THREE BEDROOMS, SMALL EN-SUITE TO THE MASTER
- NEW FIRST FLOOR BATHROOM WITH QUALITY FITTINGS
- POTENTIAL TO EXTEND (STPP)
- EPC C72





### Hallway

Entrance into the property via a composite front door with opaque glazing into an entrance hallway. The hallway has tiled flooring, smooth walls with half-height wooden wall panelling and a textured coved ceiling. There is a radiator, a carpeted staircase giving access to the first floor and doors giving access to the WC and lounge.

### Lounge

13' 11" x 12' 6" (4.23m x 3.80m)

The lounge is tiled with smooth walls, a feature wood panelled wall and a smooth coved ceiling with a ceiling rose. There is a front aspect window, a radiator, a feature media wall with an electric fire inset and doors giving access to the kitchen/diner and an understairs storage cupboard.

### Kitchen/Diner

15' 8" x 8' 11" (4.77m x 2.71m)

The kitchen/diner has tiled flooring, smooth walls and a textured coved ceiling. The kitchen comprises a range of matching eye and base level units with complementing laminate worktops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop and a tiled splashback. Integrated appliances include a single electric oven, a five-ring stainless steel gas hob and a stainless steel extractor hood. There is space for a large American style fridge/freezer along with space and plumbing for a washing machine and dishwasher. There is a rear aspect window, double opening French doors leading out into the garden, a radiator and ample space for a dining table and chairs.







### WC

5' 0" x 2' 6" (1.52m x 0.75m)

The WC has tiled flooring, papered walls with half-height wooden wall panelling and a smoothed coved ceiling. There is a two piece white suite comprising a WC with a push button flush and a wall-mounted washbasin with a black mixer tap overtop and a tiled splashback. There is also an opaque front aspect window.

### Landing

A carpeted staircase leads up to a carpeted landing. The landing has smooth walls with half-height wooden wall panelling and a textured coved ceiling. There is a wooden balustrade, a cupboard over the stairs housing the combi boiler and doors giving access to three bedrooms, a bathroom and a storage cupboard.

### Bedroom One

9' 10" x 8' 11" (2.99m x 2.73m)

Bedroom one has wood effect flooring, smooth walls with a feature wood panelled wall and a textured coved ceiling. There is a rear aspect window and a radiator. Open to the en-suite.

### En-suite

7' 3" x 2' 4" (2.20m x 0.72m)

The en-suite has tiled flooring, full-height wall tiling and a textured ceiling with spotlights. There is a two piece white suite comprising a washbasin mounted onto a wooden vanity with a stainless steel mixer tap overtop and a walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass shower screen.





### **Bedroom Two**

10' 6" x 8' 11" (3.20m x 2.73m)

Bedroom two has wood effect flooring, smooth walls, a feature wood panelled wall and a textured coved ceiling. There is a front aspect window and a radiator.

### **Bedroom Three**

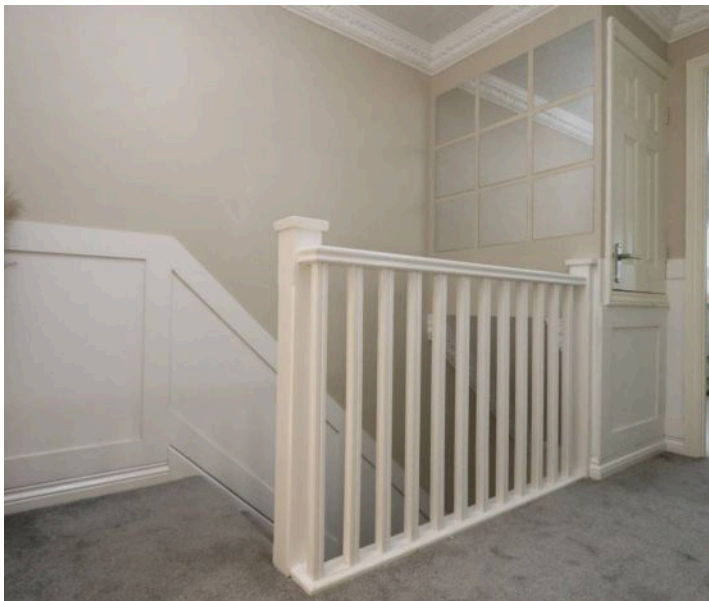
11' 9" x 6' 6" (3.59m x 1.99m)

Bedroom three has wood effect flooring, smooth walls and a textured coved ceiling. There is a front aspect window and a radiator.

### **Bathroom**

6' 4" x 6' 2" (1.94m x 1.89m)

The bathroom has tiled flooring, full-height wall tiling and a smooth ceiling with spotlights. There is a three piece white suite comprising a wall-mounted washbasin with a gold mixer tap overtop, a WC with a push button flush and a walk-in shower cubicle with a gold thermostatic shower inset and a glass shower screen with a gold trim. There is also a gold wall-mounted towel radiator, a rear aspect opaque window and an extractor fan.







## **GARDEN**

The generous rear garden is largely laid to lawn with areas of patio and stone chippings. Fully enclosed by feathered edge timber fencing.

## **GARAGE**

Single Garage

A garage providing parking for one small vehicle. Measuring 5.21m x 3.48m. Accessible via an up and over door from the front or a pedestrian door from the rear. Power and lighting.

## **DRIVEWAY**

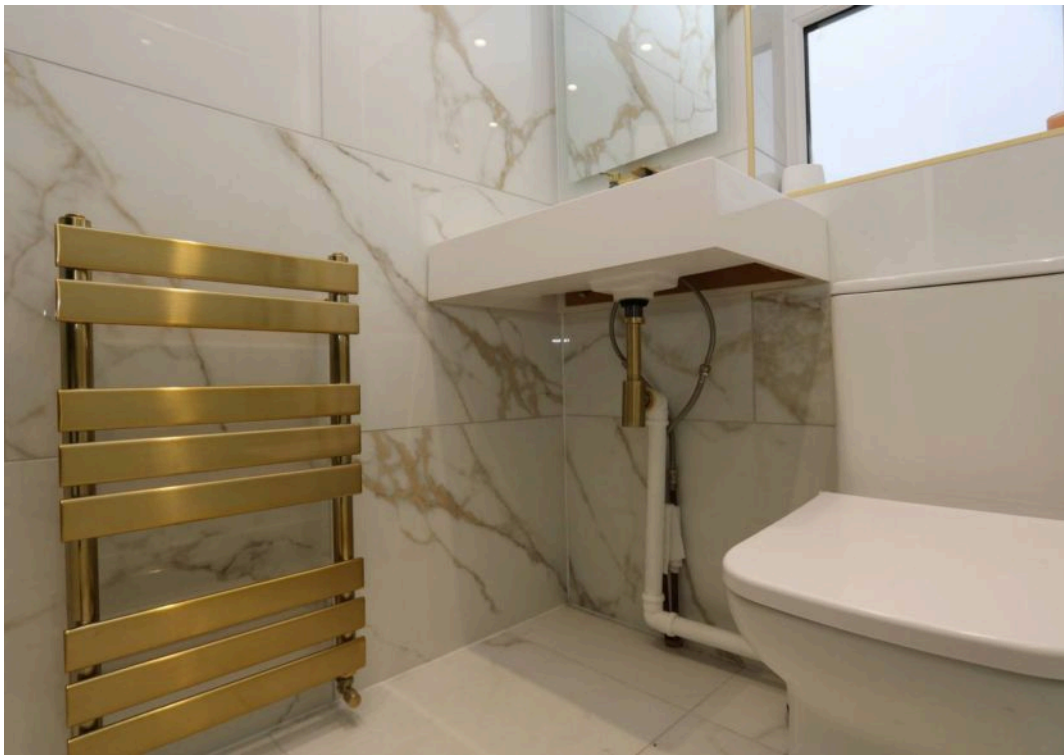
1 Parking Space

A driveway providing off-road parking for one vehicle.









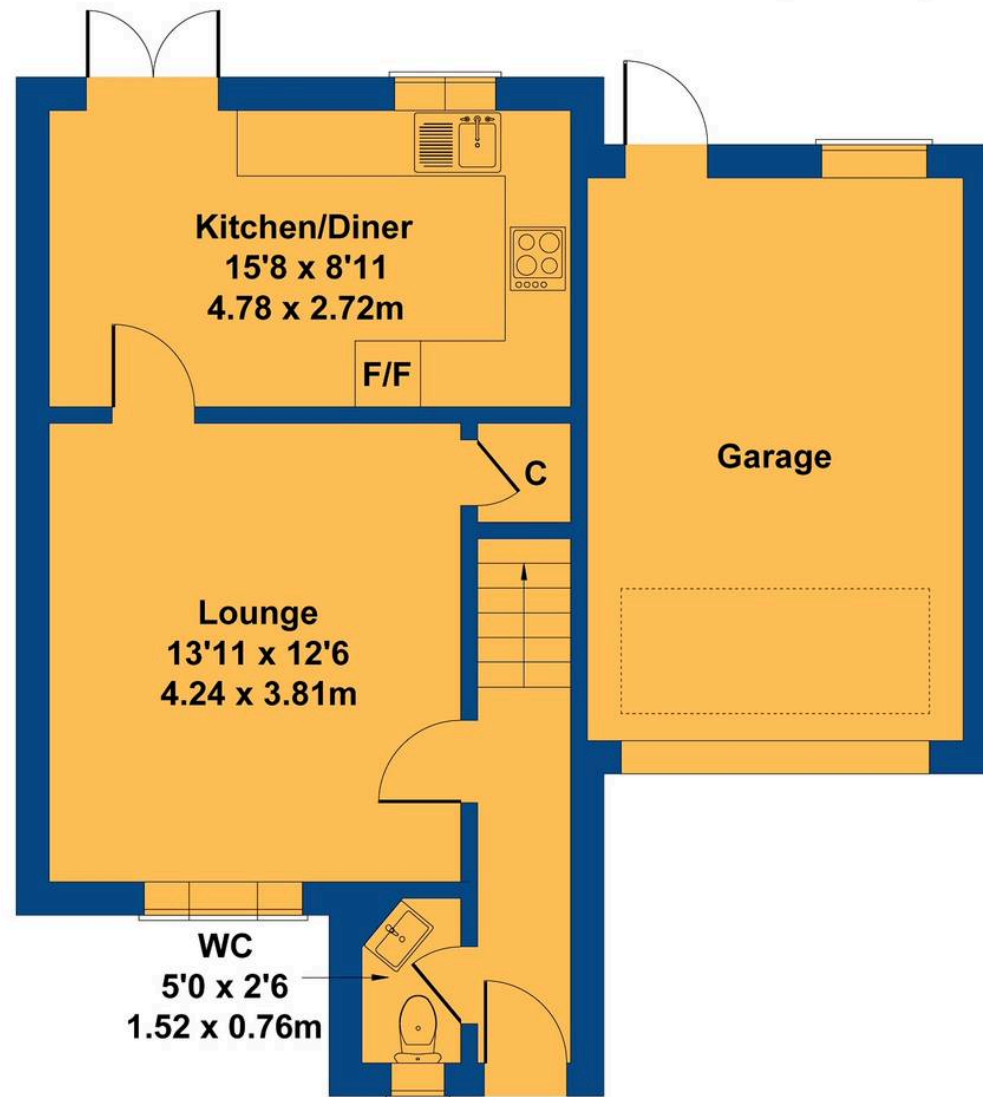
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	84
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	70	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

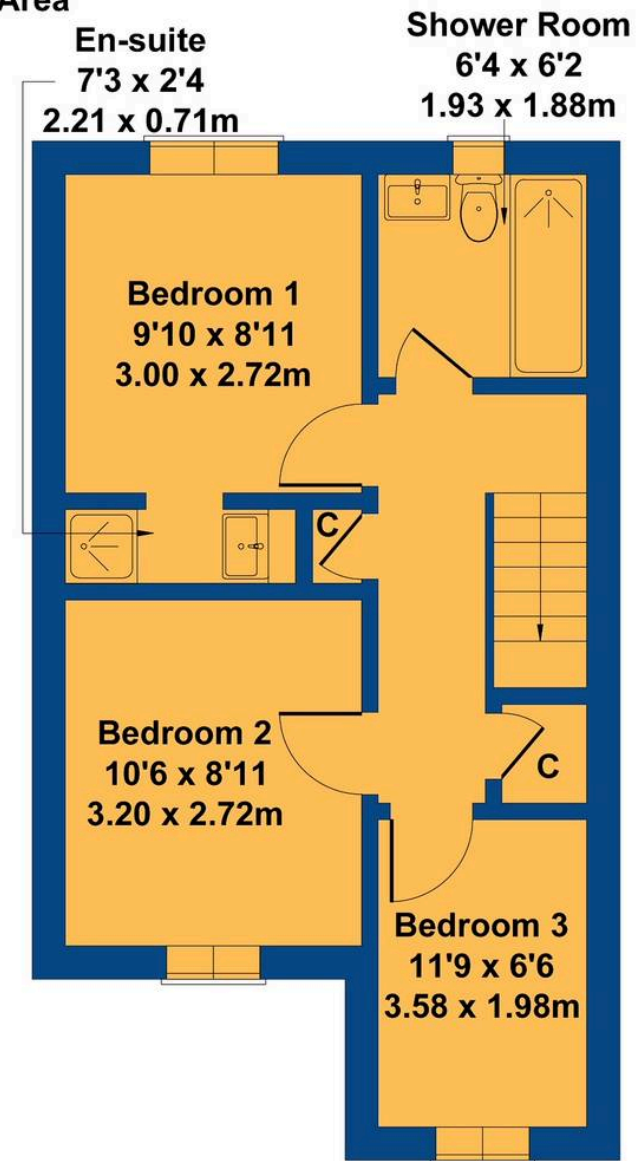


# 34 Thistle Close

Approximate Gross Internal Area  
811 sq ft - 75 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.





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