



9 Thistle Court, Ty Canol, , NP44 6JD

Asking Price £300,000

Located in the sought-after area of Ty Canol, this well-presented THREE BEDROOM, DETACHED property offers spacious and versatile living in a quiet cul-de-sac setting. The ground floor comprises a generous open-plan living/dining area with French doors leading to the rear garden, a modern fitted kitchen, and a cloakroom/WC. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, ideal for growing families or those needing extra space.

Externally, the property boasts a large rear garden, perfect for outdoor enjoyment, and a unique gazebo that has been transformed into a bar and seating area—ideal for entertaining guests all year round. Additional benefits include a garage, driveway parking, and panoramic views over the surrounding area.

Thistle Court is situated close to local schools, amenities, and excellent transport links, this property ticks all the boxes for comfortable, convenient family living.
Council tax band D
EPC Rating C



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Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, stairs to first floor, spot lights to ceiling, built in storage cupboard, doors to;

Cloakroom/WC

Low level WC, pedestal wash hand basin, ceramic tiled splash back, chrome towel radiator, obscure double glazed window to front, extractor fan, spot lights to ceiling

Lounge/Dining Room

24'1" x 12'3" max (7.36 x 3.75 max)

Double glazed window to front, built in under stairs storage cupboard housing boiler, double radiator, radiator, double glazed French doors to rear, coving, opening to;

Kitchen

7'10" x 9'3" (2.39 x 2.83)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, integrated fridge/freezer, gas hob, oven under, filter hood over, plumbing for automatic washing machine, ceramic tiled splash backs, spot lights to ceiling, double glazed window to rear

First Floor

Access to loft space, double glazed window to side, doors to;

Bedroom One

12'7" x 9'6" (3.84 x 2.91)

Double glazed window to front with panoramic views towards the Bristol Channel, radiator

Bedroom Two

11'4" x 9'1" (3.46 x 2.78)

Double glazed window to rear, radiator

Bedroom Three

10'7" x 6'10" (3.25 x 2.10)

Double glazed window to front, radiator, built in storage cupboard

Bathroom

5'9" x 7'3" (1.76 x 2.23)

Three piece suite comprising:- panelled bath with shower over, low level WC, vanity wash hand basin, chrome towel radiator, fully ceramic tiled walls, obscure double glazed window to rear

Outside

Front - Driveway parking for multiple vehicles, access to garage, gate access to rear, remainder laid to lawn
Rear - Spacious enclosed rear garden mainly laid to lawn with the remainder laid to decking, tap and power connected.

Tenure

We have been advised that this property is Freehold. To be verified

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

