





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

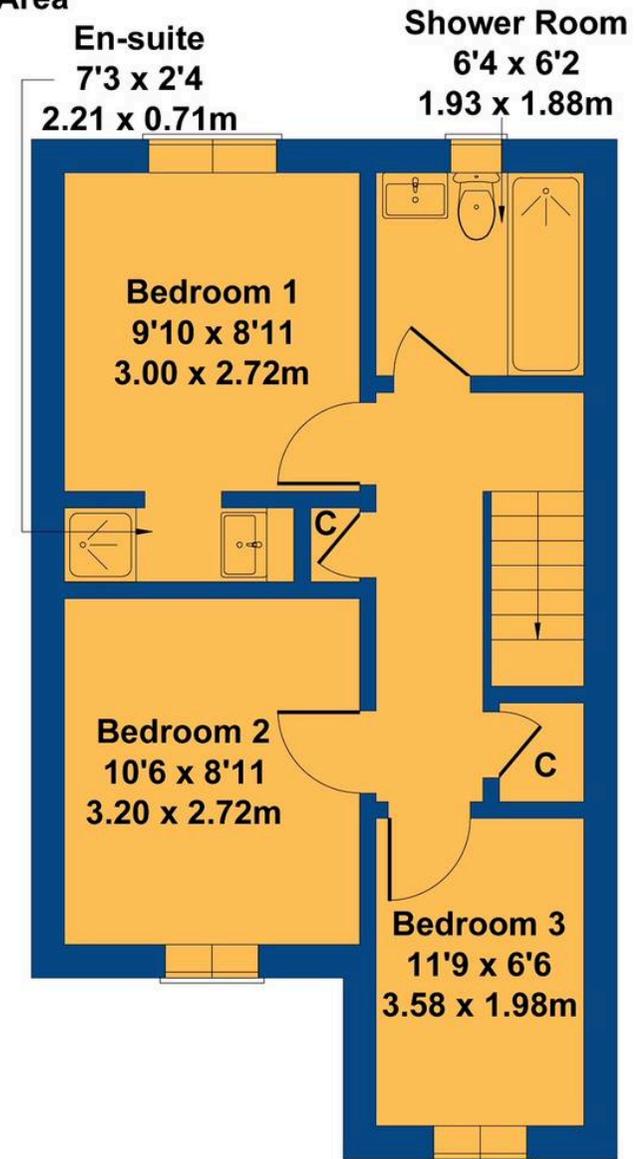
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC 	

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Approximate Gross Internal Area
811 sq ft - 75 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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