

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	

Dylan Thomas Court, Barrs Court, Bristol, BS30

Approximate Area = 1599 sq ft / 148.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1508564



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DAVIES & WAY

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4 Dylan Thomas Court, Barrs Court, Bristol, BS30 7BB



£550,000

A lovely, deceptively spacious detached family home, situated in a desirable cul de sac location. Offering four good sized bedrooms, the property provides excellent family accommodation and benefits from a charming, mature garden.

- Tucked away cul de sac location. ▪ Deceptively generous sized accommodation. ▪ Open plan contemporary kitchen diner. ▪ Vaulted ceiling sunroom. ▪ Four good bedrooms - master with an ensuite. ▪ Family bathroom. ▪ Lovely family home. ▪ Delightfully enclosed and private rear garden. ▪ Driveway and a garage. ▪ Bristol city centre 7.4 miles Bath city centre 8.5 miles.



4 Dylan Thomas Court, Barrs Court, Bristol, BS30 7BB

Tucked away at the end of a quiet cul-de-sac, this impressive four double bedroom detached home offers far more space than its frontage initially suggests. With generous living accommodation, a superb open plan kitchen and dining area, a versatile sunroom and a mature private garden, this is an ideal family home.

Upon entering, the welcoming hallway leads to a convenient cloakroom and a bright, spacious front sitting room. This room features a focal point electric fireplace and provides a comfortable space for relaxing.

To the rear is the heart of the home: a wonderful open plan kitchen and dining area, perfect for family life and entertaining. The contemporary kitchen features a peninsula with breakfast bar, integrated appliances and direct access to the garden. From the dining area, glazed folding doors open into a delightful sunroom with a vaulted ceiling and attractive views over the garden.

Upstairs, there are four generously proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well appointed family bathroom featuring both a bath and separate shower.

Outside, the mature rear garden provides a number of attractive spaces to enjoy. An elevated patio offers an ideal setting for alfresco dining, while steps lead down to a circular lawn surrounded by mature plants, shrubs and a beautiful tree providing natural shade. A charming pathway continues to a private seating area, creating a peaceful spot to relax and enjoy the garden.

To the front, a driveway provides parking and leads to the garage, which also benefits from access directly into the garden.

Offering excellent accommodation, generous proportions and a beautifully landscaped garden, this impressive home is much larger than it first appears. An internal viewing is highly recommended to fully appreciate the space, layout and quality this property has to offer.

Barrs Court is a popular residential area situated to the east of Bristol, offering a convenient setting for families and commuters alike. The area is predominantly residential, with a mix of established and modern housing, while benefiting from a good range of everyday amenities close at hand.

There are local shops, schools and leisure facilities within easy reach, while nearby Longwell Green provides a wider selection of shops, restaurants and services. The area is also well placed for access to Bristol and Bath, with convenient road links including the A4174 Ring Road and M4 motorway network.

For those who enjoy the outdoors, there are a number of parks, green spaces and countryside walks nearby, providing opportunities for recreation and family days out. The combination of a well connected location, local amenities and attractive surrounding areas makes Barrs Court a popular choice for a range of buyers.

ENTRANCE HALLWAY

Entry via a modern contemporary door with a double glazed inset window, complemented by a double glazed frosted window to the side. Radiator. Laminate flooring and staircase rising to the first floor, with a useful storage cupboard underneath.

CLOAKROOM 1.74 x 0.88 (5'8" x 2'10")

Double glazed frosted window. Vanity wash hand basin with shelf and tiled splashback, alongside an enclosed close coupled WC. Electric consumer unit.

SITTING ROOM 5.87 x 3.25 (19'3" x 10'7")

Entry via a wooden door with glazed panel. Wood effect LVT flooring. Two double glazed windows allow natural light to flood the room. Feature electric fireplace with a white marble style surround and hearth, providing an attractive focal point.

KITCHEN AREA 5.88 x 3.12 (19'3" x 10'2")

Two double glazed windows with a pleasant rear aspect, together with a double glazed door providing access to the garden. Wood effect laminate flooring.

Modern kitchen fitted with an excellent range of white fronted wall and base units, incorporating cupboards, drawers and deep pan drawers, complemented by quartz worktops. A peninsula with feature hanging lights above provides additional worktop space, storage and a useful breakfast bar.

The kitchen is equipped with a range of built in appliances, including a dishwasher, electric hob, double waist level oven and cooker hood, with a glass splashback. There is also space and plumbing for a washing machine, together with space for an American style fridge freezer.

The room is finished with display shelving and a radiator and is open plan to the dining area

DINING AREA 5.09 x 2.97 (16'8" x 9'8")

Wood effect laminate flooring continues seamlessly from the kitchen area. Radiator and wall mounted ceiling light above the dining table. Glazed folding doors provide access to the sun room.

SUNROOM 3.74 x 3.68 (12'3" x 12'0")

Wood effect laminate flooring. Double glazed windows surround the room, providing pleasant views over the garden, with double glazed doors leading directly outside.

The room benefits from an elevated ceiling with ceiling spotlights, creating a bright and spacious feel. Electric wall mounted radiator.

SPLIT LEVEL LANDING

Double glazed window provides plenty of natural light, with access to the loft space.

BEDROOM 3.18 max x 5.05 (10'5" max x 16'6")

Two double glazed windows provide plenty of natural light. Coved ceiling and radiator. Space for freestanding wardrobes.

ENSUITE

Fully tiled thermostatic shower enclosure with rainfall shower and separate personal shower, accessed via a chrome framed glass door. Enclosed close coupled WC and wash hand basin with mixer tap and tiled splashback.

The room is finished with ceiling spotlights, vinyl flooring and a heated towel rail..

BEDROOM 2.98 x 2.63 (9'9" x 8'7")

Double glazed window and radiator.

BEDROOM 3.33 x 3.16 (10'11" x 10'4")

Double glazed window. Built in wardrobes with sliding mirrored doors. Coved ceiling and radiator.

BEDROOM 4.13 x 2.97 (13'6" x 9'8")

Double glazed window. Radiator and access to the loft space.

BATHROOM 1.68 x 2.92 (5'6" x 9'6")

Double glazed frosted window. Contemporary all in one vanity wash hand basin and WC with mixer tap and tiled splashback. Chrome heated towel rail.

Separate tiled shower enclosure with thermostatic control, rainfall shower and personal shower attachment. Panelled bath with mixer tap. Ceiling spotlights and vinyl flooring complete the room.

OUTSIDE

GARAGE

Up and over garage door, with a separate personal side door and adjacent window. Power and lighting are supplied

FRONT

Small lawned area with a flower bed and tarmac driveway providing access to the garage. Side access gate leads through to the rear garden.

REAR GARDEN

A lovely mature garden offering a good level of privacy. A raised patio area provides the ideal space for alfresco dining, with a few steps leading down to a circular lawned area surrounded by mature borders, established plants, shrubs and a tree providing a pleasant shaded area.

A small pathway leads to a secluded patio seating area, ideal for relaxing on warm summer days. To the side of the property, there are useful storage areas, together with an outside tap.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. South Gloucestershire.

Services. All mains services connected.

Mobile phone. EE O2 Three Vodafone. All outdoor signal.

Broadband. Ultrafast 1000 mps.

property is located within a coal mining reporting area.

