



8 KILKENNY PLACE,  
PORTISHEAD, BS20 6JD

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**GOODMAN  
& LILLEY**







# 8 KILKENNY PLACE

## PORTISHEAD BS20 6JD

# GUIDE PRICE

## £500,000

A three bedroom townhouse conveniently located on Portisheads popular hillside within close proximity to the Lake Grounds, local amenities and the traditional High Street.

Set away from the hustle and bustle of the Marina, this property offers you an alternative established location for those buyers seeking a different outlook with views towards the estuary from above the coastal road. The versatile accommodation is arranged over three floors and in brief comprises; entrance hall, cloakroom, kitchen/breakfast room with direct access to the rear garden. The first floor features a living room with a balcony affording elevated views towards the estuary, third bedroom and a family bathroom. The second and final floor features a master bedroom with an en-suite and another double bedroom which completes the internal footprint to this fine family home. Externally, the rear garden occupies a coastal orientation, laid to patio with seating areas providing areas to dine alfresco in the warmer summer months. The property also benefits from a garage and an allocated parking next to the property providing convenient off-road parking.

The convenient location makes it the ideal choice to a variety of purchasers with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer including a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play the various sporting activities the leisure area has to offer or enjoy a picnic during those warm summer months.

Goodman & Lilley anticipate a good degree of interest due to its location and the estuary views on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold (Estate management charge applies)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Gas, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

### Accommodation Comprising;

#### Entrance Hall

Secure front door and window combination opening to entrance hall, radiator, wood laminate flooring, stairs rising to the first floor landing, doors opening to the kitchen/dining room and the cloakroom, internal access to garage.

#### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin, extractor fan, tiled splashbacks, radiator.

#### Kitchen/Dining Room

Fitted with a matching range of base, drawer and

eye-level units with underlighting, worktop space over with inset 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas fired boiler serving heating system and domestic hot water (Newly Installed 2023), integrated dishwasher, fridge/freezer, fitted electric fan assisted double oven, built-in four ring hob with extractor hood over, radiator, recessed ceiling spotlights, secure uPVC double glazed French doors to garden.

#### First Floor Landing

uPVC double glazed window to the front aspect flooding the space with natural light, radiator, stairs rising to the second floor landing, doors opening to the first floor accommodation.

#### Living Room

A pleasant room enjoying a delightful estuary outlook with secure uPVC double glazed French doors leading to canopied balcony, radiator, TV & telephone point.

#### Family Bathroom

Fitted with three piece modern white suite comprising; low-level, deep panelled bath with independent shower over, pedestal wash hand basin, tiled splashbacks, extractor fan, shaver point and light, radiator, storage cupboard.

#### Bedroom Three/Study

uPVC double glazed window to front aspect, radiator, TV & telephone point.

#### Second Floor Landing

Airing cupboard housing hot water tank with additional shelving, full-height cupboard, access to roof space via loft hatch, doors opening to the second floor accommodation.

#### Bedroom Two

A good sized room with a uPVC double glazed window to front aspect, radiator.

#### Master Bedroom

uPVC double glazed French doors opening to the balcony enjoying views of the estuary and Welsh hills, built-in wardrobes, radiator, TV & telephone point, door to:

#### En-Suite Shower Room

Fitted with three piece modern white suite comprising; recessed tiled shower enclosure with fitted shower, pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, recessed ceiling spotlights.

#### Outside

The rear garden enjoys a favoured coastal orientation and is laid predominantly to patio providing various places to sit back and dine al fresco in the warmer summer months.

#### Garage & Parking

The garage is accessed via an up and over door, light and power connected, plumbing for washing machine and tumble dryer, internal door to entrance hall, In addition, the property benefits from having allocated off-road parking space.



- Coastal Townhouse
- Accommodation Totalling 1234 SQ.FT
- Living Room With Estuary Views
- Three Double Bedrooms (En-Suite)
- Estuary & Welsh Hill Views
- Convenient Location
- Two Estuary Facing Balconies
- Garage & Allocated Parking Space
- No Onward Chain

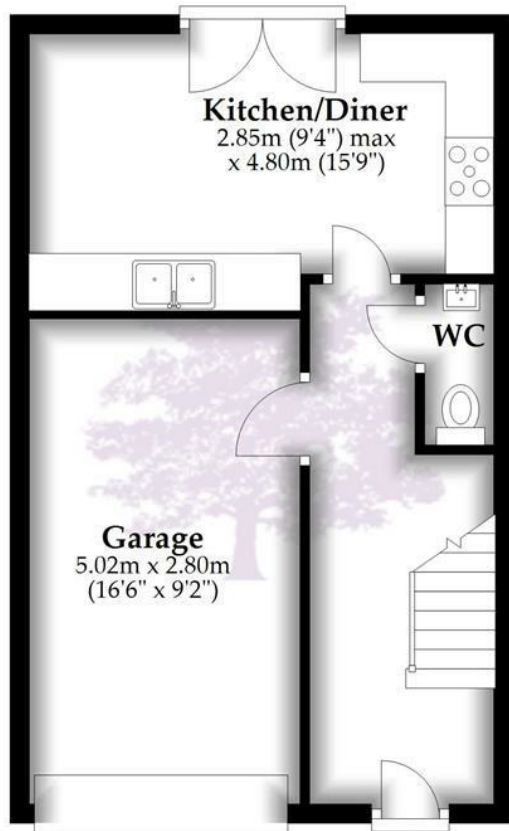




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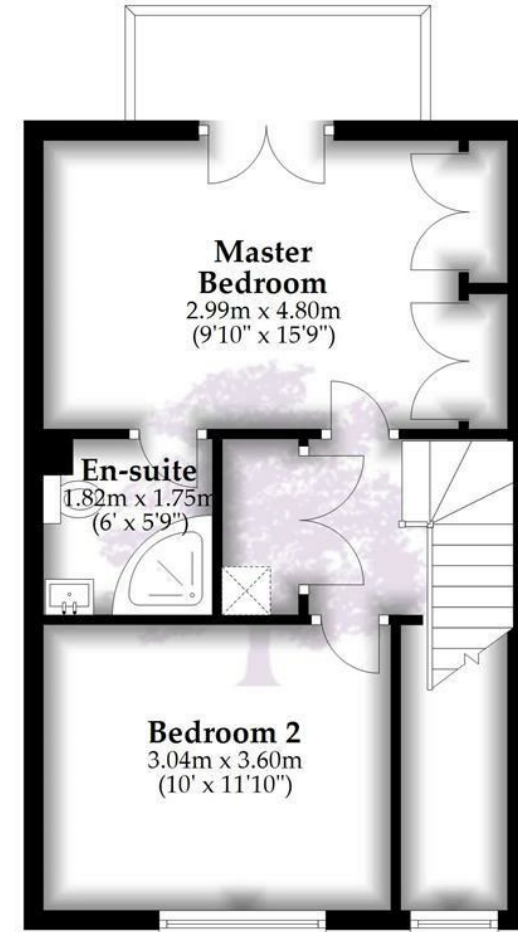
**Ground Floor**  
Approx. 38.2 sq. metres (411.5 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (411.5 sq. feet)



**Second Floor**  
Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 114.7 sq. metres (1234.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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0117 213 0101

## LAND & NEW HOMES

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