



84 Sylvan Way, Sea Mills, BS9 2NB
Offers In Excess Of £400,000

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Nestled in the sought-after area of Sea Mills, this charming semi-detached house on Sylvan Way offers a delightful blend of comfort and style. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

The kitchen is well-equipped with lots of integral appliances, ensuring that culinary enthusiasts will find it a joy to cook and gather here. One of the standout features of this property is the far-reaching views that can be enjoyed from various vantage points within the home. These picturesque sights add a touch of serenity and charm, making it a perfect retreat after a long day.

The property is ideally placed for the beautiful parkland estates of Blaise castle and Kingsweston which are both accessible from pedestrian access. The area is also convenient for the local bus routes, train station, local shops on westbury lane and the nearby villages of Westbury on Trym, Shirehampton and the retail parks at Cribbs causeway.

Local Authority: Bristol Council Tel: 0117 922 2000

Tenure: Freehold

- No Onward Chain
- Close to all Amenities and Public Transport Links
- 3 Bedroom Semi-Detached on Sylvan Way
- Far Reaching Views
- Downstairs WC
- Lovely Kitchen/Dining Room

Sea Mills is a very popular location in Bristol offering a mix of suburban convenience with open green spaces. The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse riding, childrens' playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep. A short drive away the village of Westbury on Trym provides plentiful shopping as do Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking. Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors. The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquility of your home.

Entrance via uPVC door into hallway, stairs rising to first floor.

11'2" x 10'10"
uPVC double glazed window to front aspect, radiator

Low level wc

11'2" x 21'0"
uPVC double glazed patio doors leading into the rear garden, uPVC double glazed window to rear aspect, door leading to WC. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Electric oven, fitted microwave ove, 5 burner gas hov with stainless steel hood over, breakfast bar, door to side aspect.

uPVC double glazed window to side aspect, access to loft space.

11'2" x 14'5"
Three windows to rear aspect, radiator

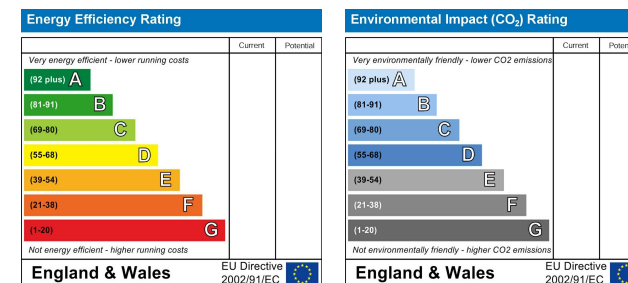
11'6" x 10'10"
Window to front aspect, radiator

9'6" x 6'2"
uPVC double glazed window to front aspect. Double shower enclosure with multi shower function, his and hers double vanity sink, low level wc, heated chrome towel rail,

11'2" x 7'3"
Window to rear aspect, radiator

The sunny south facing gardens to the rear has fantastic views, there is a large decking area with a further decking area at the bottom for the evening sun. There are lawns to either side with border plants and shrubs, a green house and a great size shed. Access to the side.

There is parking to the side leading to a garage. The garage is in need of repair but will make good storage space

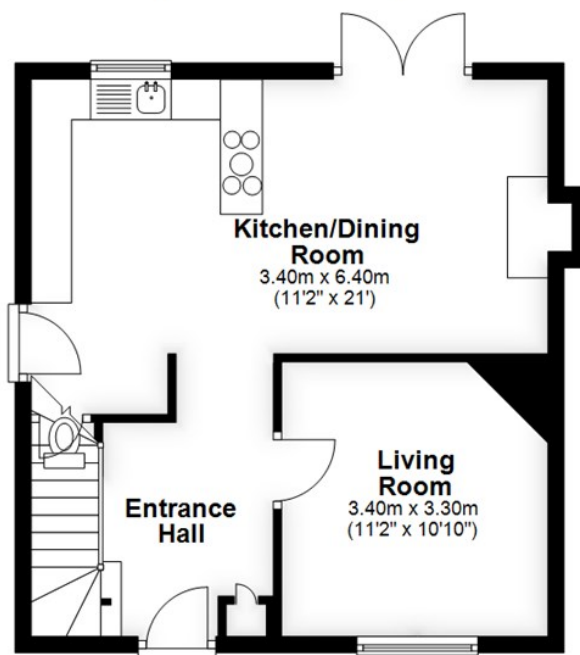


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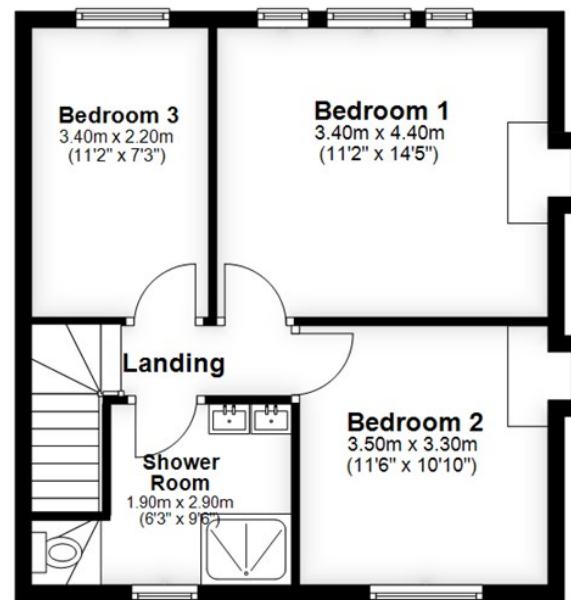
Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.1 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.