



21 Gilroy Close, Longwell Green, Bristol, BS30 9YT

Offers In Excess Of £300,000



Like what you see?

Get in touch to arrange a viewing!

📞 t: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

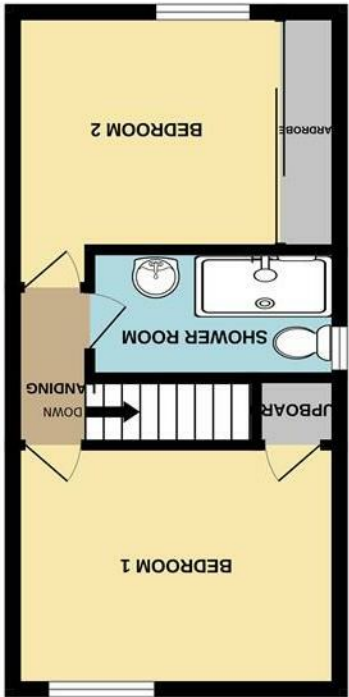
See all of our amazing properties
and get lots of help at!

🌐 www.bluesky-property.co.uk

Don't forget to register and stay ahead
of the crowd.

The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

TOTAL FLOOR AREA: 839 sq.ft. (78.0 sq.m.) approx.
Made with Mapbox ©2024



Council Tax Band: B | Property Tenure: Freehold

Welcome to Gilroy Close, Longwell Green, Bristol - a charming property that could be your next dream home! This delightful end of terrace house, built in 1983, boasts a single storey extension that includes a cloakroom, lobby and beautiful conservatory, perfect for enjoying the British weather all year round. As you step inside, you'll find a spacious reception room where you can relax and unwind after a long day. The property features a shower room, two cosy bedrooms, and a modern fitted kitchen, ideal for whipping up delicious meals for family and friends. Convenience is key with a garage and driveway, providing ample parking space for your vehicles. The location in Longwell Green offers a peaceful retreat from the hustle and bustle of the city, yet still within easy reach of all amenities. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful home. Book a viewing today and envision the possibilities that await you at Gilroy Close!



Porch
3'8" narrows to 2'9" x 7'3" (1.12m narrows to 0.84m x 2.21m)
UPVC double glazed door into porch.

Lobby
9'2" x 7'2" (2.79m x 2.18m)
Double glazed window to side, radiator.

Lounge
15'9" narrows to 11'3" x 11'10" narrows to 7'11" (4.80m narrows to 3.43m x 3.61m narrows to 2.41m)
Double glazed window to front, stairs to first floor landing, radiator.

Inner Hall
3'11" x 2'11" (1.19m x 0.89m)
Door leading to kitchen and cloakroom, wood effect flooring.

Cloakroom
3'10" x 3'10" (1.17m x 1.17m)
Obscure double glazed window to side, W/C, wash hand basin, extractor fan, wood effect flooring.

Kitchen
8'9" narrows to 6'7" x 20'0" (2.67m narrows to 2.01m x 6.10m)
2 double glazed windows to rear, obscure double glazed door to conservatory, integrated appliances include an elevated electric oven with grill, induction hob with extractor hood above, fridge/freezer and dishwasher, space for washing machine, sink with mixer taps and drainer, matching wall and base units with worktops, wood effect flooring, radiator, under cabinet lights, cupboard housing gas combi boiler.

Conservatory
8'10" x 9'7" (2.69m x 2.92m)
Double glazed patio doors to rear garden, double glazed windows surround the walls and roof space, wall lights, wood effect flooring, radiator.

Landing
7'2" x 2'9" (2.18m x 0.84m)
Stairs to ground floor, loft access.

Bedroom 1
8'10" x 11'10" (2.69m x 3.61m)
Double glazed window to rear, storage cupboard over stairs, radiator.

Bedroom 2
8'7" narrows to 7'7" x 11'10" narrows to 10'1" (2.62m narrows to 2.31m x 3.61m narrows to 3.07m)
Double glazed window to front, built in wardrobe, radiator.

Shower Room
4'7" x 8'8" (1.40m x 2.64m)
Obscure double glazed window to side, walk in shower cubicle, wash hand basin with storage cupboard under sink, W.C, tile effect flooring, partly tiled walls, mirrored wall cabinet, chrome heated towel rail.

Front Garden
Wooden gate leads to pathway for front door, low level fencing enclosing, gravel, outside light.

Rear & Side Garden
Low maintenance rear garden with decking, patio and gravel areas, gate to driveway, walls and fencing enclosing, access to garage from garden, outside light and water tap.

Garage & Driveway
18'1" x 8'11" (5.51m x 2.72m)
Single garage to the rear of the property, there is a driveway to the front of the garage offering parking for one car, the garage has power and an up & over door, the vendors have added a stud wall behind the up & over door as they use the space as a room rather than to park a car.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		

