



4 CONWAY GREEN
KEYNSHAM
BRISTOL
BS31 1SD
£475,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AND FOUND IN A PREMIUM SPOT ON THE SOUGHT-AFTER CONWAY GREEN, CAN BE FOUND THIS REFURBISHED TWO BEDROOM DETACHED BUNGALOW.

Benefitting from a quiet corner position and enjoying a pleasant outlook to the front aspect, this well-proportioned bungalow benefits from excellently presented accommodation, having undergone a recent schedule of works to include freshly fitted carpets, new shower room suite & redecoration throughout, allowing any new owner to simply move in with ease.

Internally the home is entered via entrance vestibule which opens into a welcoming entrance hallway, giving access to the entirety of the accommodation. To the front aspect sits a bright & spacious lounge, benefitting from 'French Doors' opening onto the easterly facing front patio, perfect for enjoying a morning coffee overlooking the attractive neighbouring green. An opening from the lounge leads through to a sizeable kitchen/breakfast room, boasting ample worktop space and timeless 'Shaker' style units, as well as benefitting from a selection of white goods. To the rear of the arrangement sits two double bedrooms, both offering comfortable proportions, with the primary bedroom benefitting from access onto the established rear garden. Finally, completing the internal offering is a contemporary three piece shower room, finished with a modern walk in rainfall shower enclosure.

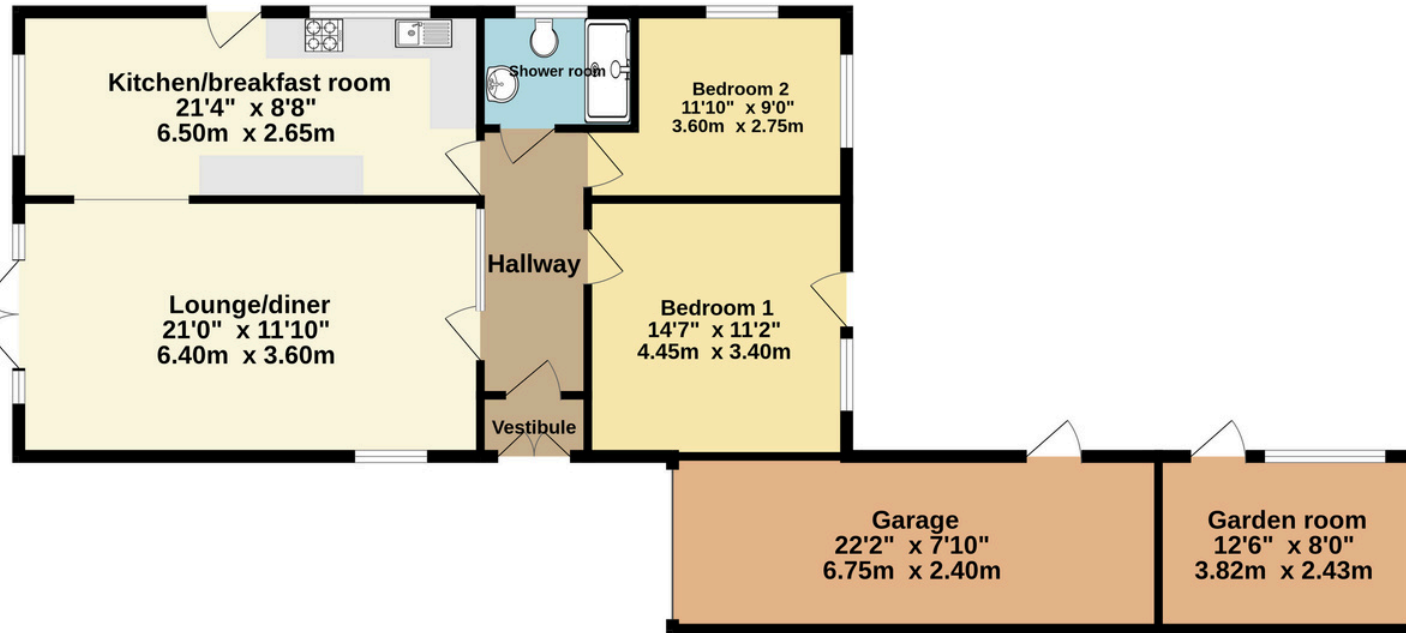
Externally, the property makes an inviting first impression, with a manicured front garden & ample driveway parking, whilst to the rear, the wrap around garden benefits from a south westerly orientation, and is mainly laid to lawn enclosed with a feature dry stone wall. In the rear garden, a practical garden room benefitting from lighting & power, adds excellent versatility to the offering, lending itself to use as an ideal home office or studio space. Finally, a single garage with power, lighting and roller door completes the offering.

A welcomed addition to the market found within a desirable Wellsway neighbourhood, this detached bungalow comes highly recommended.





Ground Floor
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)		
4, Conway Green Keynsham BRISTOL BS31 1SD	Energy rating D	Valid until: 7 May 2027
		Certificate number: 8753-6825-5710-9928-6902

Property type	Detached bungalow
Total floor area	76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

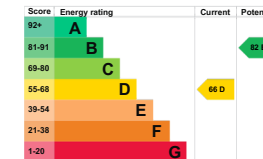
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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