



6 Carmarthen Road, Henleaze
Guide Price £975,000

RICHARD
HARDING



6 Carmarthen Road,

Henleaze, Bristol, BS9 4DU

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A superb 4/5 bedroom (one with en-suite) period family home situated on a peaceful side road in Henleaze, further benefitting from a 33ft x 20ft rear garden with handy access lane and the rare advantage of off-road parking.

Key Features

- Fabulous location within a short level stroll of the thriving local shops and cafes of Henleaze Road, the Downs and bus connections to central areas are also nearby, as is Waitrose supermarket and the Orpheus Cinema. The property is located within just 650 metres of Elmlea Junior School.
- **Ground Floor:** entrance vestibule flows through into an entrance hallway with understairs storage and cloakroom/wc, bay fronted sitting room with woodburning stove and double glazed windows, superb sociable kitchen/dining/living room, adjoining utility room and access to the rear garden.
- **First Floor:** landing, bedroom 1 with neighbouring nursery/bedroom 5, bedroom 2, bedroom 3 and family bath/shower room/wc.
- **Second Floor:** landing, bedroom 4 with en-suite bath/shower room/wc and walk-in wardrobe, as well as access to loft storage space.
- A wonderful family home in a desirable and convenient location with a pretty garden, off road parking and plenty of period character.





GROUND FLOOR

APPROACH: via landscaped block paved driveway affording off-road parking for up to two cars. The driveway is framed with a flower border and leads up to the main front door to the house.

ENTRANCE VESTIBULE: (4'8" x 4'4") (1.45m x 1.32m) high ceilings with ceiling coving and picture rail, original tessellated tiled floor and shelving for shoes. Part glazed door leading through to:-

ENTRANCE HALLWAY: (22'9" x 4'4") (6.93m x 1.32m) a welcoming entrance hallway with high ceilings, ceiling coving, picture rail, radiator, staircase rising to first floor with understairs storage and cloakroom/wc, low level meter cupboards and a radiator. Doors leading off to sitting room and kitchen/dining/family room.

SITTING ROOM: (front) (17'9" max into bay/13'10" min excluding bay x 13'9" max into chimney recess) (5.41m/4.21m x 4.20m) a bay fronted sitting room with high ceilings, ceiling coving, picture rail, feature chimney recess with woodburning stove, double glazed windows, period style radiators and a cable television point.

KITCHEN/DINING/LIVING ROOM: formerly two reception rooms plus a kitchen, this semi open-plan space provides a sociable hub of the house with a useful adjoining utility room.

Kitchen Area: (19'8" x 10'10") (6.00m x 3.29m) a modern fitted shaker style kitchen with quartz worktop over, inset Belfast style sink, recessed space for range cooker, integrated dishwasher, plumbing and appliance space for American style fridge/freezer, breakfast bar providing seating, plenty of additional storage cupboards, high ceilings with inset spotlights, glazed rooflight panels, tiled flooring. Door off to utility room and wide wall opening connecting through to:-

Living/Dining Area: (19'10" max into bay x 11'10") (6.04m x 3.63m) ample space for seating and dining, chimney recess with wood burning stove, high ceilings, picture rail, exposed stripped floorboards, bay to rear comprising double glazed windows with central double glazed French doors accessing the rear garden.

UTILITY ROOM: (6'9" x 5'11") (2.06m x 1.80m) a useful utility space with base and eye level shaker style units, quartz worktop over with inset sink and drainer unit, plumbing and appliance space for washing machine and dryer, inset spotlights, tiled flooring, radiator and double glazed door to rear accessing the rear garden.

CLOAKROOM/WC: low level wc and wash hand basin.

FIRST FLOOR

LANDING: a spacious central landing with staircase continuing up to the second floor, exposed stripped floorboards. Doors off to bedroom 1, bedroom 2, bedroom 3 and nursery/bedroom 5.

BEDROOM 1: (front) (17'5" max into bay x 12'3" max into chimney recess) (5.30m x 3.74m) a double bedroom with high ceilings, ceiling coving, picture rail, bay window with double glazed sliding sash style windows to front, radiator and an attractive period fireplace.

BEDROOM 2: (12'3" x 11'1" max into chimney recess) (3.74m x 3.38m) a double bedroom with high ceilings, ceiling cornicing, picture rail, period fireplace, radiator and sliding double glazed sash style window to rear.

BEDROOM 3: (rear) (10'11" max into bay x 11'11" max into chimney recess) (3.33m x 3.63m) a double bedroom with high ceilings, ceiling coving, picture rail, wide bay to rear comprising three double glazed sliding sash style windows, radiator.

NURSERY/BEDROOM 5: (front) (9'7" x 6'6") (2.91m x 1.97m) currently utilised as a home office and located next to the principal bedroom, making it flexible for use as either a nursery/study/or dressing room; with high ceilings, sliding double glazed sash window to front and a radiator.

FAMILY BATH/SHOWER ROOM/WC: (8'3" x 7'11") (2.52m x 2.41m) white suite comprising panelled bath with mixer taps and shower attachment, separate corner shower enclosure with system fed shower and recessed alcove shelf, low level wc, pedestal wash basin, double glazed window to side, inset spotlights, extractor fan, radiator, part tiled walls and hard floor.





SECOND FLOOR

LANDING: door off to bedroom 4 and a light tube providing plenty of natural light through the landing and stairwell.

BEDROOM 4: (18'7" max into recess x 12'0" max reducing to 5'5" below sloped ceilings) (5.67m/3.66m x 1.65m) a brilliant guest or principal bedroom suite with double bedroom, adjoining en-suite bathroom and a walk-in wardrobe with built-in shelving and hanging rails. The double bedroom has two Velux skylight windows to front, low level eaves hatch accessing storage space, radiators. Further low level door from the walk-in wardrobe through to a generous boarded loft storage space.

En-Suite Bath/Shower Room/WC: (10'10" x 5'6") (1.68m x 3.30m) white suite comprising panelled bath, low level wc, wash hand basin with storage cabinet beneath, recessed alcove glass shelving, shower enclosure with system fed shower, tiled floor, part tiled walls, radiator, inset spotlights, extractor fan and a high level double glazed window to rear.

OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: the front garden has been tastefully landscaped to block paving with a flower border running along one side, the driveway affords off-road parking for up to two cars.

REAR GARDEN: (33ft x 20ft) (10.06m x 6.10m) a surprisingly private and peaceful rear garden with decked terrace closest to the property and then artificial lawn section containing various plants and fruit trees, garden shed. Pathway leading to a handy gated pedestrian rear access lane with secure gate accessed off Brecon Road.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.

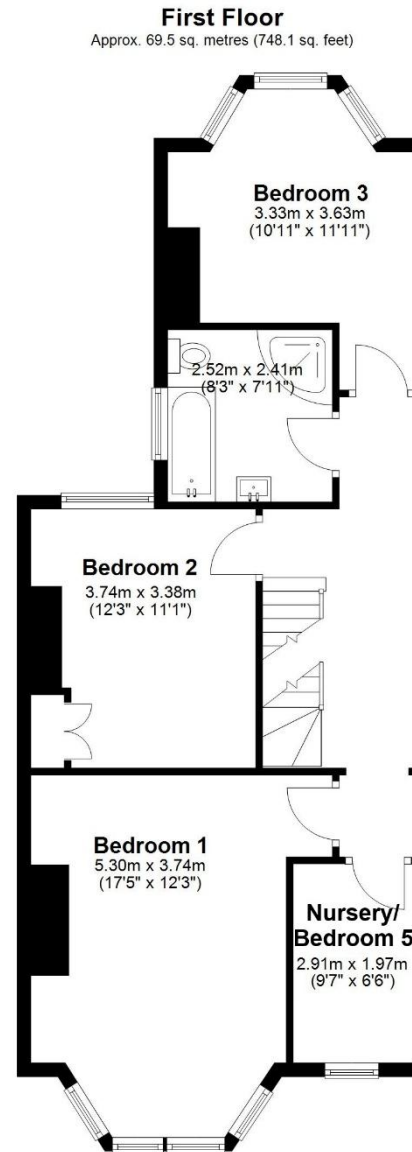
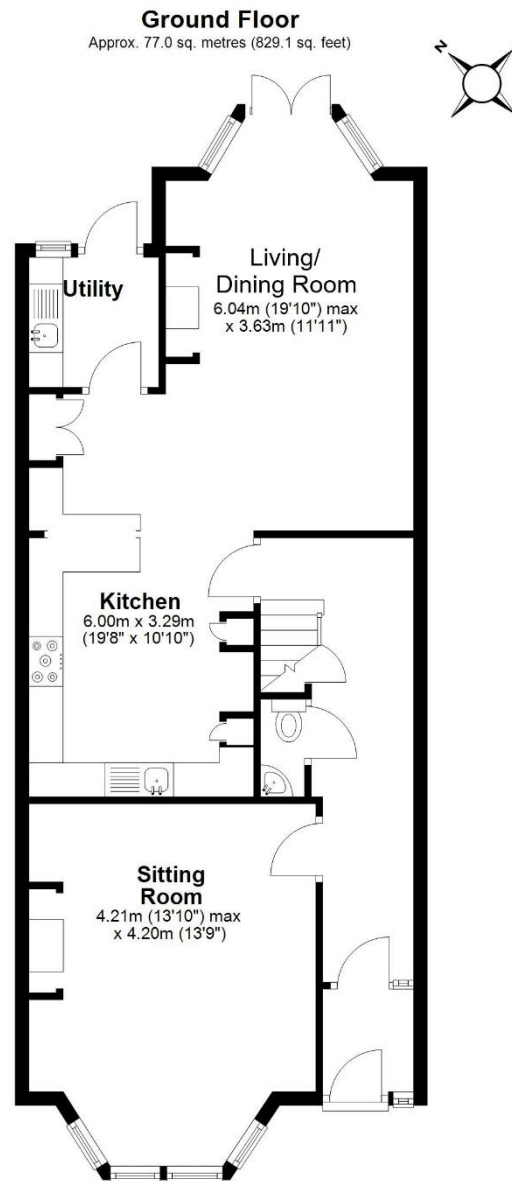
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.







Total area: approx. 178.0 sq. metres (1916.2 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.