



Carmarthen Close, Yate Bristol BS37 7RR



welcome to

Carmarthen Close, Yate Bristol

SOUTH WESTERLY FACING GARDENDOUBLE GARAGE*** A four bedroom detached family home located in a quiet Cul-De-Sac.

Accommodation comprises; Entrance hall, cloakroom, lounge, dining Room, open plan kitchen /diner/family room, four good sized bedrooms, Ensuite & Family Bathroom.

Entrance Hall

Composite door to front, Wood effect laminate floor, Double glazed feature arch window to front aspect and doors to all rooms.

Dining Room

14' 3" x 9' 10" (4.34m x 3.00m)

Double glazed window to front aspect, double doors to hallway, radiator and coved ceiling.

Lounge

18' 1" x 14' 8" (5.51m x 4.47m)

Double glazed Patio doors to garden and single glazed panelled double doors to family room, feature gas fireplace with stone surround.

Kitchen

13' 5" x 8' 11" (4.09m x 2.72m)

A contemporary and bright kitchen with a variety of wall and floor units, complemented by work surfaces and tiled upstands. The tiled splashbacks add a stylish touch. Noteworthy features include under-cabinet lighting, an integrated electric oven and microwave, an induction hob with a cooker hood, a washing machine, dishwasher, and fridge freezer. The cupboard accommodates the combination boiler, while the ceiling boasts inset spotlights. The kitchen is finished with a tiled floor, a radiator, and double glazed windows on the side.

Diner / Family Room

17' 1" x 11' 11" (5.21m x 3.63m)

This room is open from the kitchen and is flooded with natural light from full-height windows and French doors leading to the garden from both the side and rear. The tiled floor seamlessly extends from the kitchen area. A focal point in the room is the impressive wood-burning stove. Additionally, the room features a radiator and three skylights,

enhancing the overall brightness and ambiance.

Cloakroom

Window to side, W.C. Wash hand basin with tiled splashbacks

Landing

Double glazed windows to side, doors to all rooms, radiator, airing cupboard housing immersion tank and shelving.

Master Bedroom

11' 7" x 10' 4" (3.53m x 3.15m)

Double glazed window to rear aspect, radiator and two built in wardrobes, door to ensuite

Ensuite

window to rear aspect, corner shower cubicle with power shower, vanity wash hand basin and low level W.C. chrome effect towel radiator, part panelled walls and tile effect laminate floor.

Bedroom Two

12' 9" x 10' 1" (3.89m x 3.07m)

Double glazed window to front aspect, built in wardrobes, radiator and wood effect laminate floor.

Bedroom Three

14' 8" into door recess x 6' 6" (4.47m into door recess x 1.98m)

Double glazed window to rear aspect, radiator and fitted wardrobe.

Bedroom Four

7' 7" x 7' (2.31m x 2.13m)

Double glazed window to front aspect and radiator

Bathroom

This four piece bathroom suite includes a shower





cubicle with a power shower, a modern tapless bath, a vanity wash hand basin and a toilet. The bathroom features a chrome effect towel radiator, partially panelled walls, a wood effect laminate floor and a double glazed window to side aspect.

Double Garage

18' 8" x 16' 10" (5.69m x 5.13m)

Two up and over doors to driveway, power points, light and storage space in loft area.

Rear Garden

A private South Westerly facing rear garden, fully enclosed by boundary fence and wall with gated side access. The garden features a composite decked area leading to a lawn, along with external lights and a tap.

Front

Driveway parking for multiple vehicles and laid to lawn.



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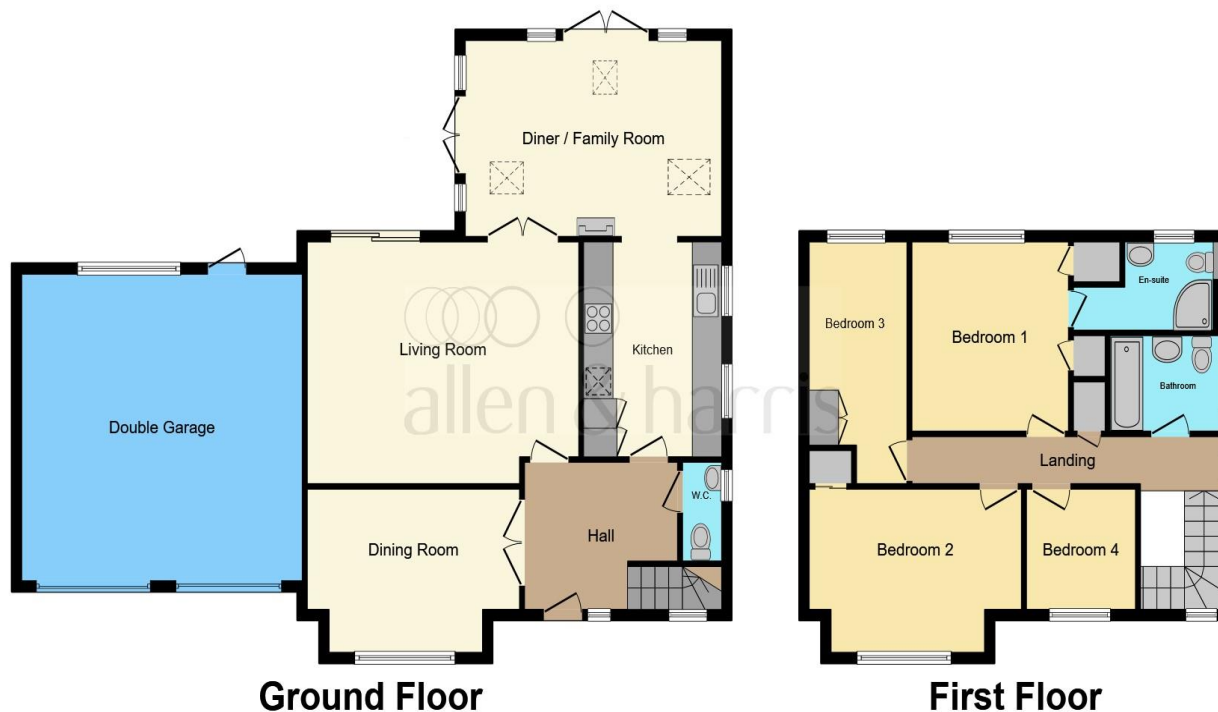
Carmarthen Close, Yate Bristol

- FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- COUNCIL TAX BAND: E
- DOUBLE GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: C

offers in excess of

£600,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Awaiting Photograph

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Property Ref:
CPS103231 - 0002

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