



23. SYLVAN WAY,
SEA MILLS, BS9 2LG

**GOODMAN
& LILLEY**



A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTING A GENEROUS PLOT AND HAVING A WONDERFUL OPEN ASPECT. FURTHER BENEFITS INCLUDE SUPERB TRANSPORT LINKS TO THE MOTORWAY NETWORK, SEA MILLS TRAIN STATION, CLIFTON AND THE CITY CENTRE ALONG WITH ACCESS TO THE OPEN SPACES OF BLAISE AND KINGS WESTON ESTATES.

Lounge

uPVC double glazed window to front and rear aspect, fireplace, radiator.

hedges that add to the privacy of the property, there is gated side access to the large rear garden. Rear garden is mainly laid to lawn with an added patio area a central path

Kitchen

uPVC double glazed windows and stable door to rear aspect, a mixture of eye level and low level storage units with work surface over, 1 & 1/2 stainless steel sink with mixer tap over, gas hob with extractor fan over, space for washing machine and fridge/freezer.

Dining Room

uPVC double glazed window to front aspect, radiator.

Bedroom 1

uPVC double glazed window to front aspect, storage cupboard, radiator

Bedroom 2

uPVC double glazed window to front aspect, radiator.

Bathroom

uPVC double glazed window to rear aspect, P shaped panel bath with mixer taps, tiled surround and shower over, basin with mixer tap and storage under, low level toilet with push button.

Bedroom 3

uPVC double glazed window to rear aspect, radiator.

Gardens

Property is accessed via steps and a gated garden with high

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- Semi-Detached
 - Two Reception Rooms
 - Combi Boiler
 - Dorlonco Construction
 - Large Garden
 - 3 Bedrooms
 - Family Bathroom
 - Fantastic Condition

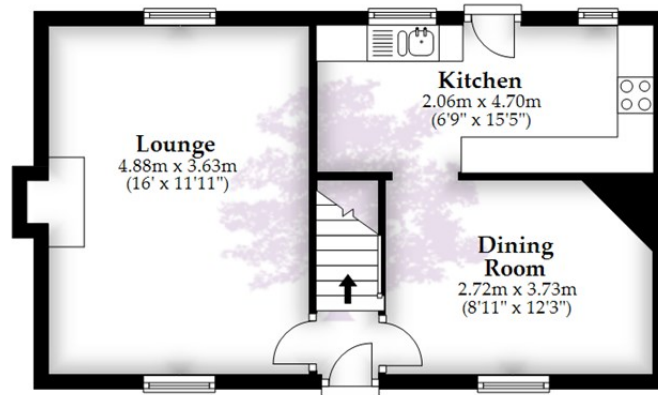


£350,000



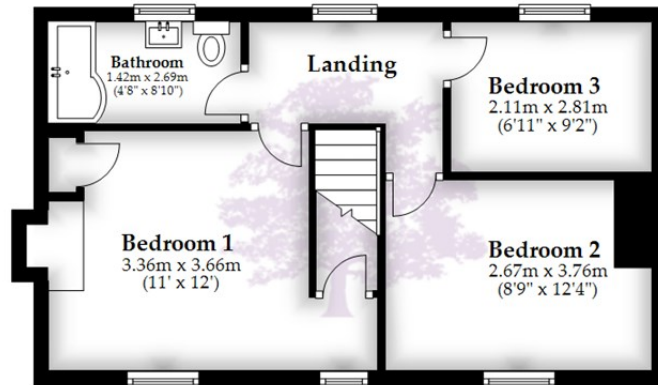
Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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