



84 SYLVAN WAY,  
SEA MILLS, BS9 2NB

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GOODMAN  
& LILLEY



## Area

Sea Mills is a very popular location in Bristol offering a mix of suburban convenience with open green spaces. The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse riding, childrens' playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep. A short drive away the village of Westbury on Trym provides plentiful shopping as do Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking. Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors. The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquility of your home.

## Entrance Hall

Entrance via uPVC door into hallway, stairs rising to first floor.

## Living Room

uPVC double glazed window to front aspect, radiator

## WC

Low level wc

## Kitchen/Dining Room

uPVC double glazed patio doors leading into the rear garden,  
uPVC double glazed window to rear aspect, door leading to WC.

Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap over. Electric oven, fitted microwave ove, 5 burner gas hov with stainless steel hood over, breakfast bar, door to side aspect.

## First Floor Landing

uPVC double glazed window to side aspect, access to loft space.

## Bedroom 1

Three windows to rear aspect, radiator

## Bedroom 2

Window to front aspect, radiator

## Shower Room

uPVC double glazed window to front aspect. Double shower enclosure with multi shower function, his and hers double vanity sink, low level wc, heated chrome towel rail,

## Bedroom 3

Window to rear aspect, radiator

## Gardens

The sunny south facing gardens to the rear has fantastic views, there is a large decking area with a further decking area at the bottom for the evening sun. There are lawns to either side with border plants and shrubs, a green house and a great size shed. Access to the side.

## Garage and Parking

There is parking to the side leading to a garage. The garage is in need of repair but will make good storage space

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- No Onward Chain
  - Close to all Amenities and Public Transport Links
  - 3 Bedroom Semi-Detached on Sylvan Way
  - Far Reaching Views
  - Downstairs WC
  - Lovely Kitchen/Dining Room



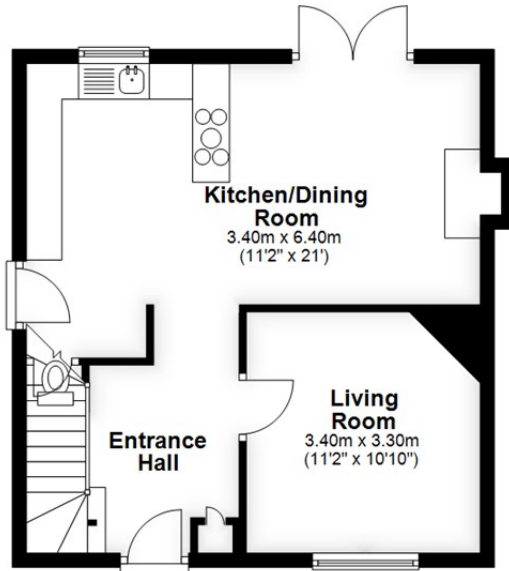
£425,000





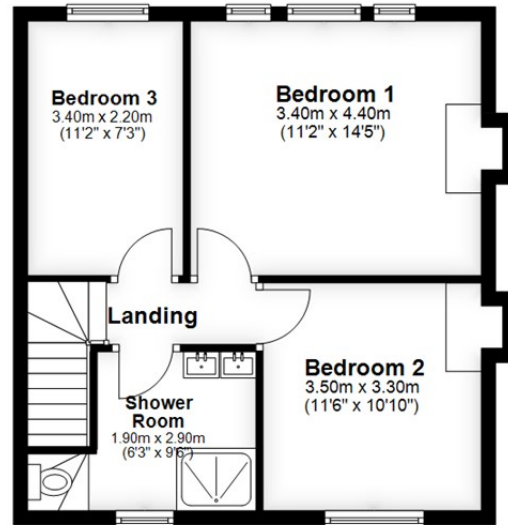
### Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.1 sq. feet)

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