



21 WYEDALE AVENUE,  
COOMBE DINGLE, BS9 2QQ

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GOODMAN  
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE THIS CLASSIC 1930'S THREE BEDROOM SEMI DETACHED FAMILY HOME, LOCATED ON THE POPULAR WYEDALE AVENUE WHICH IS SITUATED IN THE LEAFY SUBURB OF COOMBE-DINGLE. THIS PROPERTY IS LOCATED IN A POPULAR RESIDENTIAL AREA WHICH HAS EXCELLENT ACCESS TO BOTH THE CITY CENTRE TRAIN STATION AND THE MOTORWAY NETWORK VIA THE PORTWAY. PUBLIC TRANSPORT IS AVAILABLE IN WESTBURY LANE, AS ARE LOCAL SHOPPING FACILITIES.COUNCIL TAX BAND: D

Entrance Vestible

Entrance via porch, door into hallway, radiator, stairs to first floor landing.

Lounge

Double glazed bay window to front aspect, radiator, Electric feature fire, wooden flooring.

Dining Room

Door to rear porch, radiator.

Kitchen

Double glazed window to rear aspect, fitted with a range of wall and base units with roll top work surfaces. Electric cooker, stainless steel sink with mixer tap over, combi-boiler, plumbing for dishwasher and washing machine, radiator.

Cloakroom

Window to rear aspect, low level wc, wash hand basin, radiator.

First floor landing

Access to loft space

Bedroom One

Double glazed window to rear aspect, radiator, fireplace.

Bedroom Two

Double glazed bay window to front aspect, radiator

Bedroom Three

Double glazed window to front aspect, radiator

Bathroom

Double glazed window to rear aspect, panel bath with shower over, pedestal sink, low level wc, heated towel rail.

Gardens

There are mature gardens to the rear of the property with a variety of shrubs and plants and a lovely lawned area for you to sunbathe in the summer months, the property is south facing so is sunny all day. There is also access to a cellar which is a lovely hidden treasure.

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- Semi Detached Home
  - Two Reception Rooms
  - Garage & Driveway
- Three Bedrooms
  - South Facing Garden



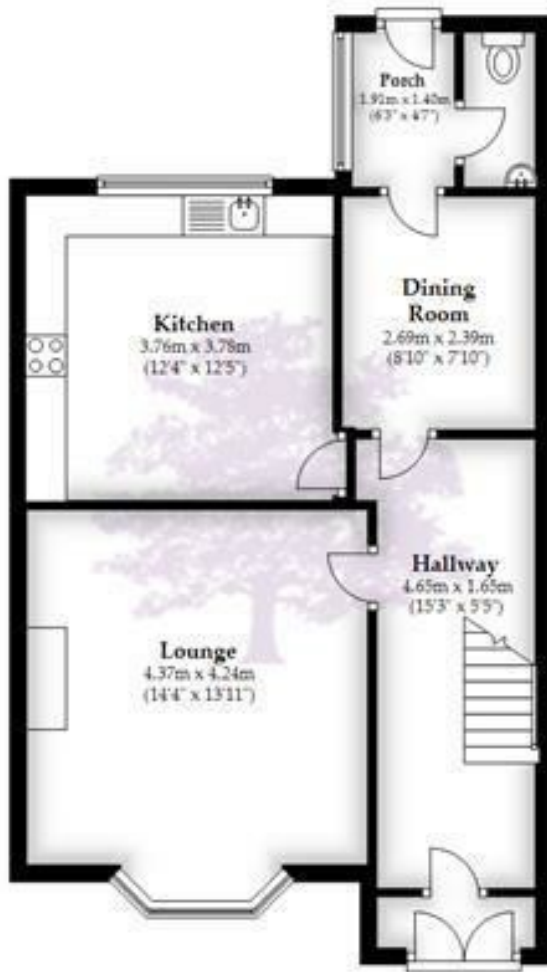
GUIDE PRICE £379,950





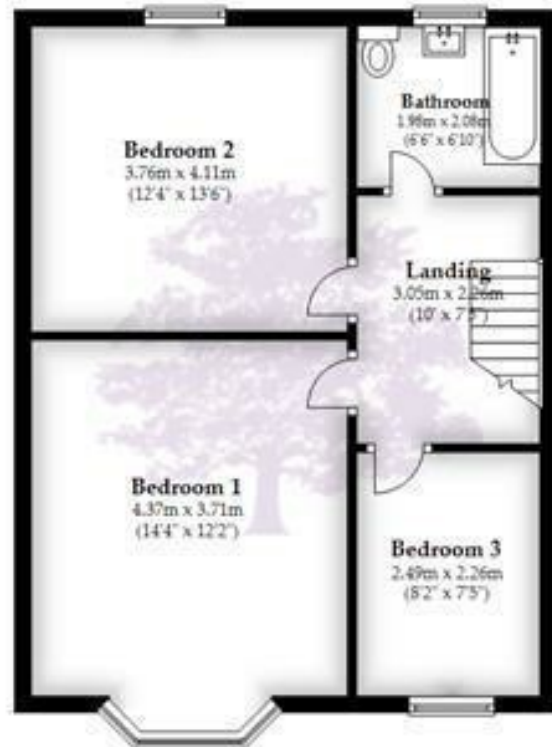
## Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



## First Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 106.0 sq. metres (1141.0 sq. feet)

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