



4 CARMARTHEN ROAD
HENLEAZE
BRISTOL

4 CARMARTHEN ROAD, HENLEAZE, BRISTOL, BS9 4DU

A beautifully presented and particularly light five bedroom Victorian town house situated in a quiet convenient location, close to the many amenities on Henleaze Road, within a short of the Clifton Downs and only 50 yards from the well respected St Ursula's E-ACT Academy Primary School. Offering generous (approx. 2170 sq ft) accommodation over three floors, the house further benefits from attractive private walled rear and front gardens, a stunning open plan kitchen/living/dining room, a spacious reception room to the front of the property and a further TV/snug/reception. The first and second floors offer generous bedroom accommodation all of which is served by a stunning shower room to the first floor and a sumptuous family bathroom on the top floor.

SUMMARY OF ACCOMODATION

Front door to entrance vestibule with the original quarry tiled floor. An inner part glazed stained glass door opens into the entrance hall with cloakroom to one end and the staircase to the upper floors which includes under stairs storage and an attractive wooden parquet floor throughout. The spacious front reception room extends into a lovely bay window, enjoys a south westerly facing aspect and has the original cast iron fireplace with coal effect gas fire with useful storage cupboards and shelving to each side. The stunning kitchen/living/dining room overlooks the rear garden and has French doors opening onto a generous patio ideal for external dining. With lovely parquet flooring throughout this generous room offers ample room for large dining and living furniture. The beautifully appointed kitchen offers plenty of storage in wall and floor mounted units and a further island unit offering a breakfast bar and further storage. A further door off the kitchen opens onto the rear garden and patio. There is a further reception room/tv snug which offers some generous proportions and links the kitchen and entrance hall.

In all there are 5 bedrooms, the master enjoying an open south westerly facing aspect. Both the master bedroom and bedroom three include attractive cast iron Victorian fireplaces. A stunning shower room and WC are reached off the first floor landing and provide bathroom facilities to three of the bedrooms, with a separate family bathroom to the second floor to beds 2 and 5, which has also been finished to a particularly high standard with marble tiling throughout. Externally the house enjoys a private and secluded rear garden (circa 33.0 x 19.0ft). A pedestrian gate to the rear of the garden opens onto a communal footpath shared by neighbouring dwellings within Carmarthen Road. The garden is predominantly laid to level lawn with flower border surrounding. There are two generous patio areas, one immediately as you leave the back of the property which runs the full width of the house and a further patio area to the right rear end of the garden, both of which are laid to stone pavers thereby providing an excellent area for external dining and BBQ's. Freestanding garden shed. To the front of the property is a small lawned garden with stone path and wrought iron gate opening onto Carmarthen Road.

LOCATION

Carmarthen Road is such a convenient location, being within only 300 yards of Henleaze Road that offers a wide selection of high street shopping as well as supermarkets such as Waitrose, The Cooperative, and a Post Office. The vast expanse of Clifton Downs offers excellent recreational facilities, again within a short walk from the subject property. Bristol city centre is within three miles and can be accessed by a regular bus service that passes the end of Brecon Road. Access to the national motorway network can be found within three and a half miles to junction three of the M32 and three miles to junction 18 of the M5. The M5 also provides access to the extensive regional shopping centre at Cribbs Causeway. Bristol city centre is within three miles with a regular commuter rail service from Temple Meads to London Paddington and Bristol International Airport is around twelve miles away offering daily flights to Europe. Carmarthen road is conveniently placed for a number of private and state schools such as Badminton Girls' School, Redmaids High, St Ursulas School, Bristol Free School and Henleaze Primary Schools. There is also easy road and bus access to other notable Bristol schools including Clifton High School, Clifton College, BGS and QEH

OTHER INFORMATION

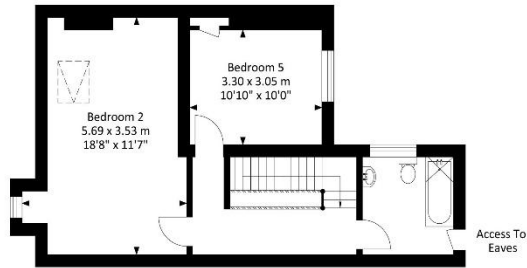
TENURE: We understand to be freehold and free

VIEWING: Strictly by prior appointment with Hydes of Bristol, Tel: 0117 9731516

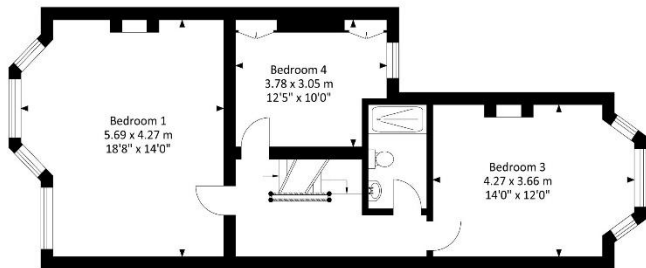
SERVICES: We understand the house has mains electricity, water and gas.

COUNCIL TAX: We understand the property is in band F £2863.04 (Bristol City Council).

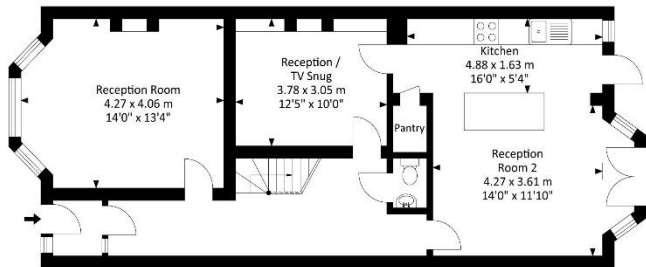
Carmarthen Road, Henleaze, Bristol BS9 4DU Approx. Gross Internal Area 2170 Sq.Ft - 201.6 Sq.M



Second Floor

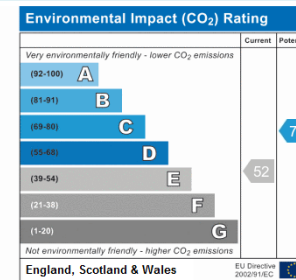
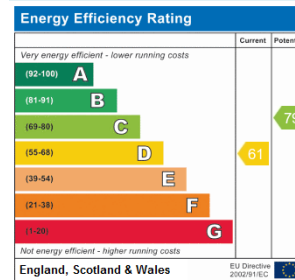


First Floor



Ground Floor

For illustrative purposes only. Not to scale.
 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.



IMPORTANT NOTE

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