

## 2 Ilsyn Grove, Bristol, BS14 8AH

**£287,500**

This immaculate semi-detached property offers comfortable and modern living. With its open-plan layout and recent renovation, this home is sure to impress.

The sitting room is newly refurbished with a tasteful fireplace as its focal point. This room provides the perfect space for relaxation and entertaining.

The open-plan kitchen is a highlight of this home, featuring a kitchen island, modern appliances, and sleek marble countertops. Recently refurbished, this kitchen is both functional and stylish.

The property boasts three bedrooms, all newly refurbished. The master bedroom is a generous double. The second bedroom, also a double, provides a comfortable sanctuary. The third bedroom, a single, is perfect as a child's room or study.

### Entrance Hall

12'3" x 12'1" (3.74 x 3.70)



### Kitchen / Diner

18'3" x 10'8" (5.57 x 3.27)



### Sitting Room

25'4" x 12'1" (7.73 x 3.70)



### Games Room

16'7" x 10'0" (5.08 x 3.05)



### First Floor Landing

7'11" x 6'10" (2.43 x 2.10)

### Bedroom One

13'1" x 11'0" (4.01 x 3.37)



### Bedroom Two

11'0" x 10'3" (3.37 x 3.14)



### Bedroom Three

8'3" x 8'2" (2.53 x 2.50)



## Bathroom

8'0" x 7'4" (2.44 x 2.26)



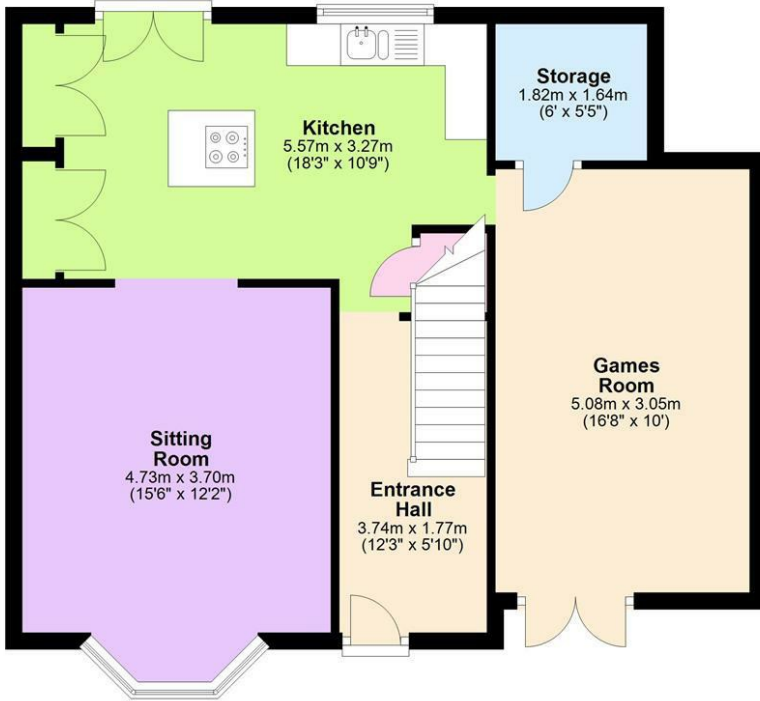
## Rear Garden



## Floor Plan

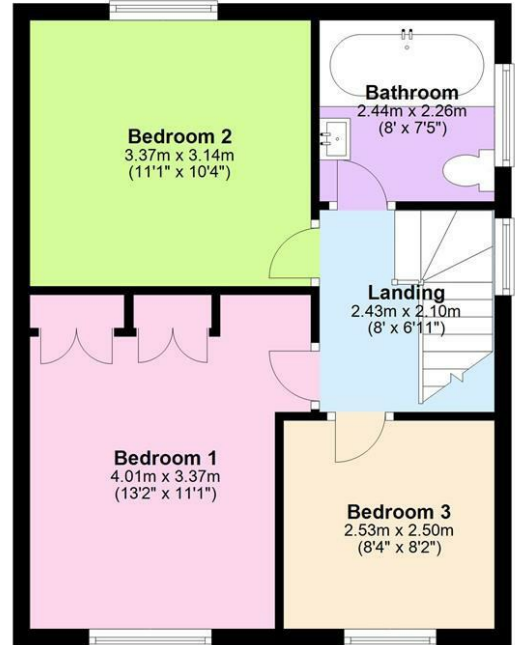
### Ground Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



### First Floor

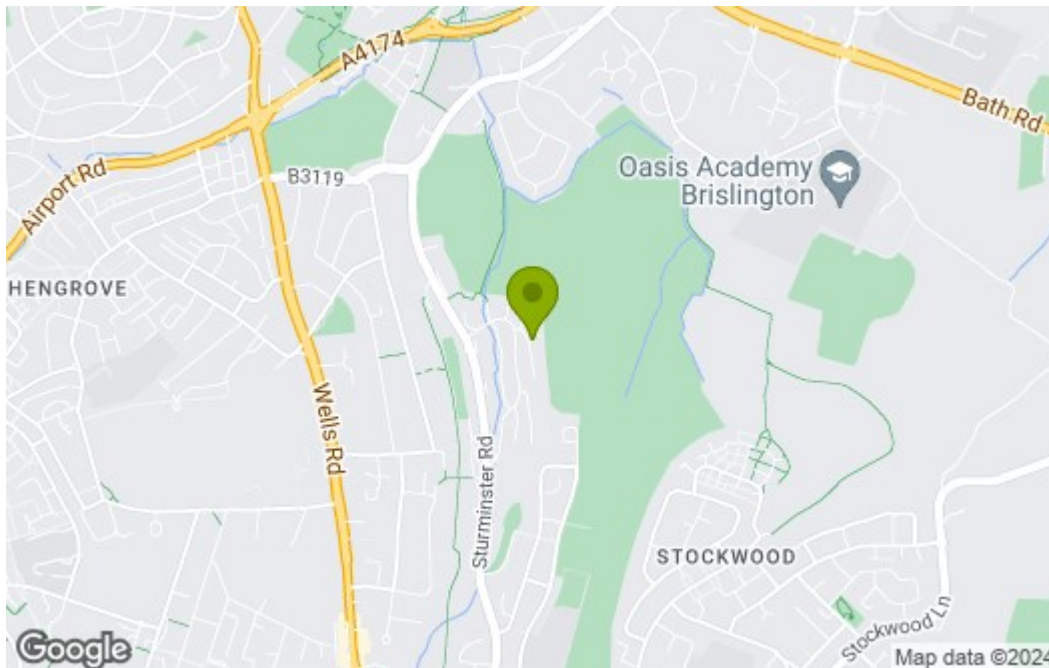
Approx. 40.7 sq. metres (437.8 sq. feet)



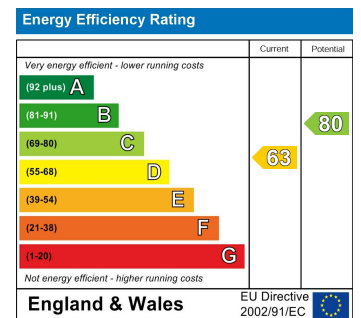
Total area: approx. 101.3 sq. metres (1090.7 sq. feet)

**2 Llsyn Grove, Bristol**

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.