



9 Portmeirion Close, Bristol, BS14 9YA

£300,000

Presenting a semi-detached property on the market for sale, in good condition. This home offers a desirable layout conducive to comfortable living, with the presence of two double bedrooms.

Adding to the character of this property is the ground floor extension that houses a generous sitting/dining room. This large, open space is perfect for entertaining guests or simply enjoying a quiet evening at home. The kitchen is practical, catering to all your culinary needs.

Externally, the property benefits from a good-size block paved driveway, providing ample off-street parking. This home is part of the Fortfield Green estate, a popular location known for its sense of community and desirable residences.

The property holds an EPC rating of 'C', indicative of its energy efficiency and environmental impact. This home falls under the 'C' council tax band, offering reasonable local taxes.

Entrance Hall

Kitchen

9'0" x 9'0" (2.75 x 2.75)



Dining Area

12'5" x 9'3" (3.79 x 2.83)



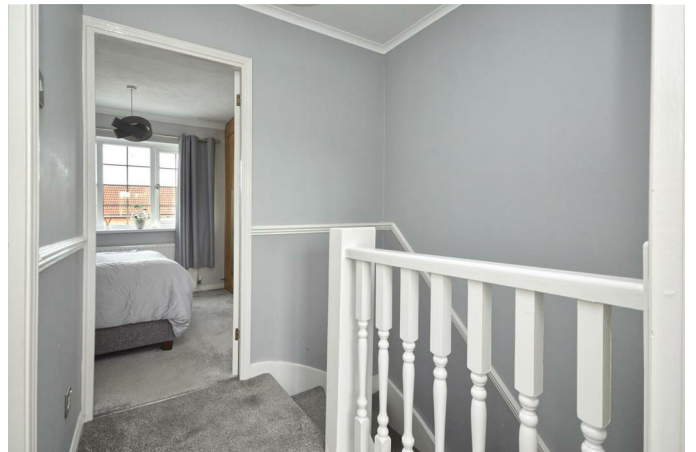
Sitting / Dining Room

Sitting Area

15'7" x 12'5" (4.76 x 3.79)



First Floor Landing



Bedroom One

12'3" x 9'7" (3.74 x 2.93)



Bedroom Two

12'6" x 9'1" (3.82 x 2.79)



Bathroom

6'1" x 5'6" (1.87 x 1.68)



Outside

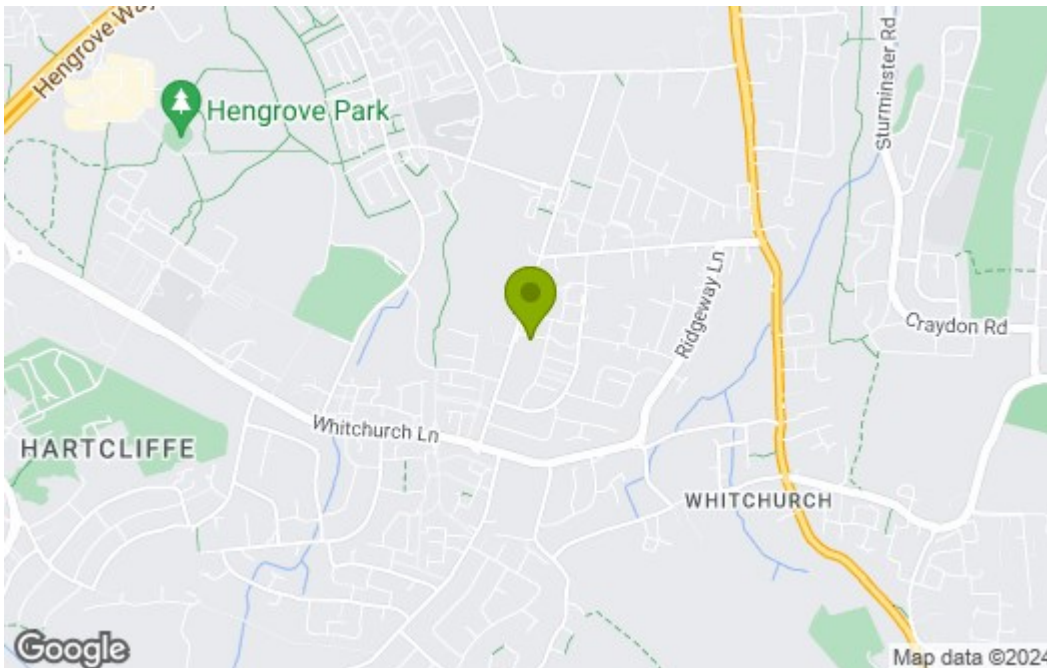


Floor Plan

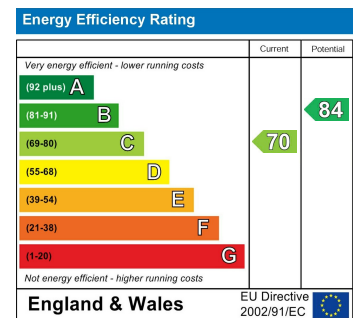


Total area: approx. 69.2 sq. metres (745.3 sq. feet)

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.