



St. Julians Road, offers in the region of £330,000

- Four-bedroom semi detached
- Beautifully presented and deceptively spacious
- Sought after location
- Ideal for commuting
- Near local amenities and schools
- Garage
- Gardens
- EPC Rating: C



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About the property

An exceptional opportunity to acquire this most attractive and deceptively spacious four-bedroom semi-detached residence, presenting an ideal family home. Lovingly maintained, the property retains a wealth of charming original features, blending character with comfort.

Occupying a desirable position within the highly regarded residential area of St Julians, the accommodation is arranged with both practicality and elegance in mind. The ground floor comprises an inviting entrance porch leading into a welcoming hallway, a gracious sitting room, a formal dining room, and a well-appointed kitchen/breakfast room. A useful rear lobby and cloakroom complete the ground floor arrangement.

To the first floor are four well-proportioned bedrooms, together with a family bathroom, all offering comfortable and versatile living space suited to modern family life.

Externally, the property benefits from a front garden with garage, whilst to the rear lies an enclosed garden enjoying a pleasant aspect backing onto the adjoining allotments, affording a degree of privacy and a charming outlook.

The location is particularly convenient, being within comfortable walking distance of a variety of local shops, amenities, and well-regarded primary and secondary schools, as well as regular public transport services. Furthermore, excellent road links to Junction 25 of the M4 provide ease of access for those commuting to Bristol and Cardiff.

Accommodation

Entrance Porch

Hallway

Living Room b13' 1" x 12' 10" (3.99m x 3.91m)

Dining Room 13' 9" x 12' 10" (4.19m x 3.91m)

Rear Lobby

Kitchen 16' 7" x 9' 2" (5.05m x 2.79m)

1st Floor Landing

Bedroom One b14' 1" x 12' 10" (4.29m x 3.91m)

Bedroom Two 12' 10" x 12' 10" (3.91m x 3.91m)

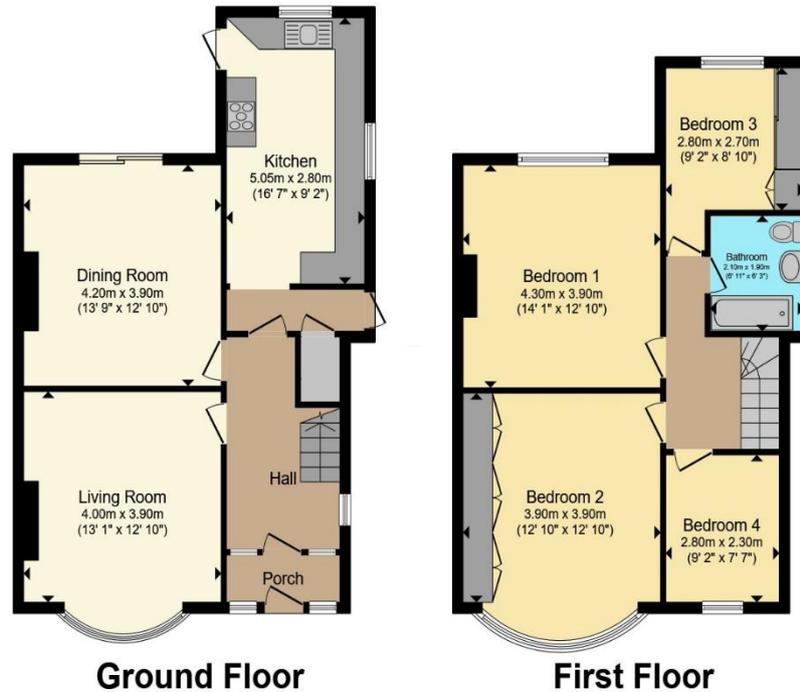
Bedroom Three 9' 2" x 8' 10" (2.79m x 2.69m)

Bedroom Four 7'7" x 9'2"

Outside



Floorplan



Total floor area 125.2 m² (1,347 sq.ft.) approx

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