Instinct Guides You



Bryn Road, Weymouth
£325,000

- Three Bedroom Family Home
- Driveway Parking
- Open Plan Living/Dining Room
- Close To Amenities
- Rear Pedestrian Access onto The Marsh
- Level Rear Graden
- Backs Onto Greenspace
- Electric Charging Point
- Utility Room
- Modern Family Bathroom With Shower







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The Property Ombudsman

Welcome to Bryn Road, a well-presented three-bedroom semi-detached home offering a welcoming open-plan lounge/dining room with bay window, a fitted kitchen with adjoining utility room, an enclosed and level rear garden with direct access to an attractive public greenspace, and a private driveway providing off-road parking for two vehicles.

The heart of the home is the bright and spacious open-plan lounge/dining room, a particularly inviting space enhanced by a large feature bay window which allows plenty of natural light to flood the room. There is ample space for a variety of furniture, offering flexibility for both everyday living and entertaining. The adjoining kitchen is fitted with a range of cabinetry and work surfaces, with access through to a useful utility room at the rear, providing additional practicality and a convenient door leading out to the garden.

Upstairs, the property offers three bedrooms. Bedrooms one and two are both well-proportioned double rooms, with the principal bedroom enjoying pleasant views across the mature greenspace to the rear. The accommodation is completed by a well-appointed family bathroom, comprising a bath, separate shower cubicle, wash hand basin and W.C., complemented by attractive modern decorative panelling.

Externally, the property enjoys an enclosed, level rear garden, offering a pleasant setting for outdoor relaxation and entertaining. A rear gate provides direct access to The Marsh, an attractive and established communal greenspace, creating a wonderful extension to the property's outdoor setting. To the front, a private driveway provides valuable off-road parking for two vehicles, further complemented by an EV charging point.

Conveniently positioned, Bryn Road is well placed for access to a range of local amenities, schools and transport links. Weymouth town centre, with its vibrant harbourside and beautiful award-winning beach is also within easy reach.









Room Dimensions

Living Room 12'7" max x 11'10" (3.84 max x 3.62)

Dining Room 10'11" x 9'11" (3.33 x 3.04)

Kitchen 10'0" x 7'7" (3.06 x 2.33)

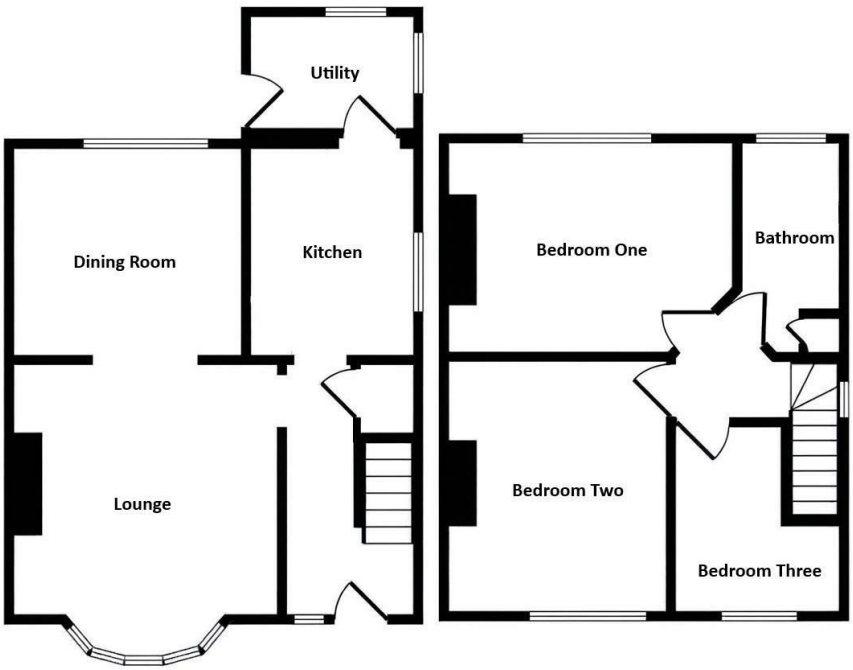
Utility 8'3" x 5'6" (2.54 x 1.69)

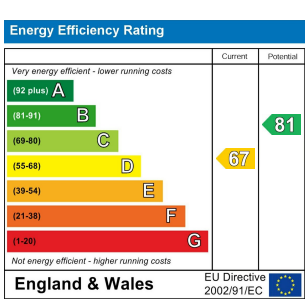
Bedroom One 12'4" + wardrobes x 10'0" (3.78 + wardrobes x 3.07)

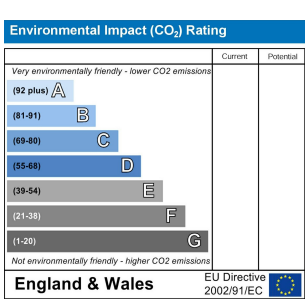
Bedroom Two 11'11" x 10'2" (3.65 x 3.10)

Bedroom Three 8'9" max x 8'7" max (2.69 max x 2.62 max)

Bathroom 8'0" x 5'1" (2.44 x 1.56)







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.