



£550,000

2b Talgarth Road, Ashley Down, Bristol, BS7 9LN

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A light and spacious semi-detached home with off-street parking located on a popular road within the heart of Ashley Down.

The flexible accommodation is spread across two floors and has plenty to offer including a light and bright open-plan kitchen/diner/living space, four bedrooms, master bedroom with en-suite, a smartly finished family bathroom, side access, and a 50ft rear garden.

The accommodation comprises a main entrance leading into a generous hallway with a useful W/C and storage cupboard located off of the hall. At the front of the property, bedroom two is a well-proportioned double and is complete with en-suite shower room and built-in wardrobe. Steps lead down into a large open-plan kitchen/living/dining space perfect for families and socialising. The recently renovated kitchen incorporates a central island/breakfast bar and is fitted with a range of sleek wall and base units with contrasting worktops, metro style tiled splash-backs and an array of integrated appliances. Dual aspect windows allow for plenty of natural light and provide a pretty view over the rear garden. The seating area has ample space for a large sofa, whilst a set of patio doors provide a seamless connection to the patio and rear garden.

On the first floor are three bedrooms and a family bathroom. Bedroom one is located at the front of the property and spans the full width of the house. Across the landing, bedroom three is also a double with built-in wardrobes and benefits from views over the rear garden, whilst next door, bedroom four shares the same outlook and is currently used as a home office. Finally, completing the accommodation is a smartly finished family bathroom with a modern white suite and stainless steel fittings, floor to ceiling tiled splash-backs and a tiled floor.



Externally to the front, the property has a brick and rendered facade with a blocked paved driveway providing off-street parking for one car. Side access leads through to a sizeable 50ft rear garden which has been presented in two sections consisting of the paved patio seating area complete with timber pergola and a large lawn beyond. There is also the addition of a large shed at the back of the garden providing plenty of extra storage option's.

2b Talgarth Road is a lovely property that offers plenty of living space and flexible accommodation. The property itself is ideally located on a quiet residential road with good access to highly regarded primary schools in Brunel Field, Sefton Park and Ashley Down. The property is also within just a short walk to the new Ashley Down train station as well as a range of local shops and restaurants along Gloucester Road.





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Approximate Gross Internal Area = 106.05 sq m / 1141.51 sq ft

Garden Storage Area = 10.19 sq m / 109.68 sq ft

Total Area = 116.24 sq m / 1251.19 sq ft

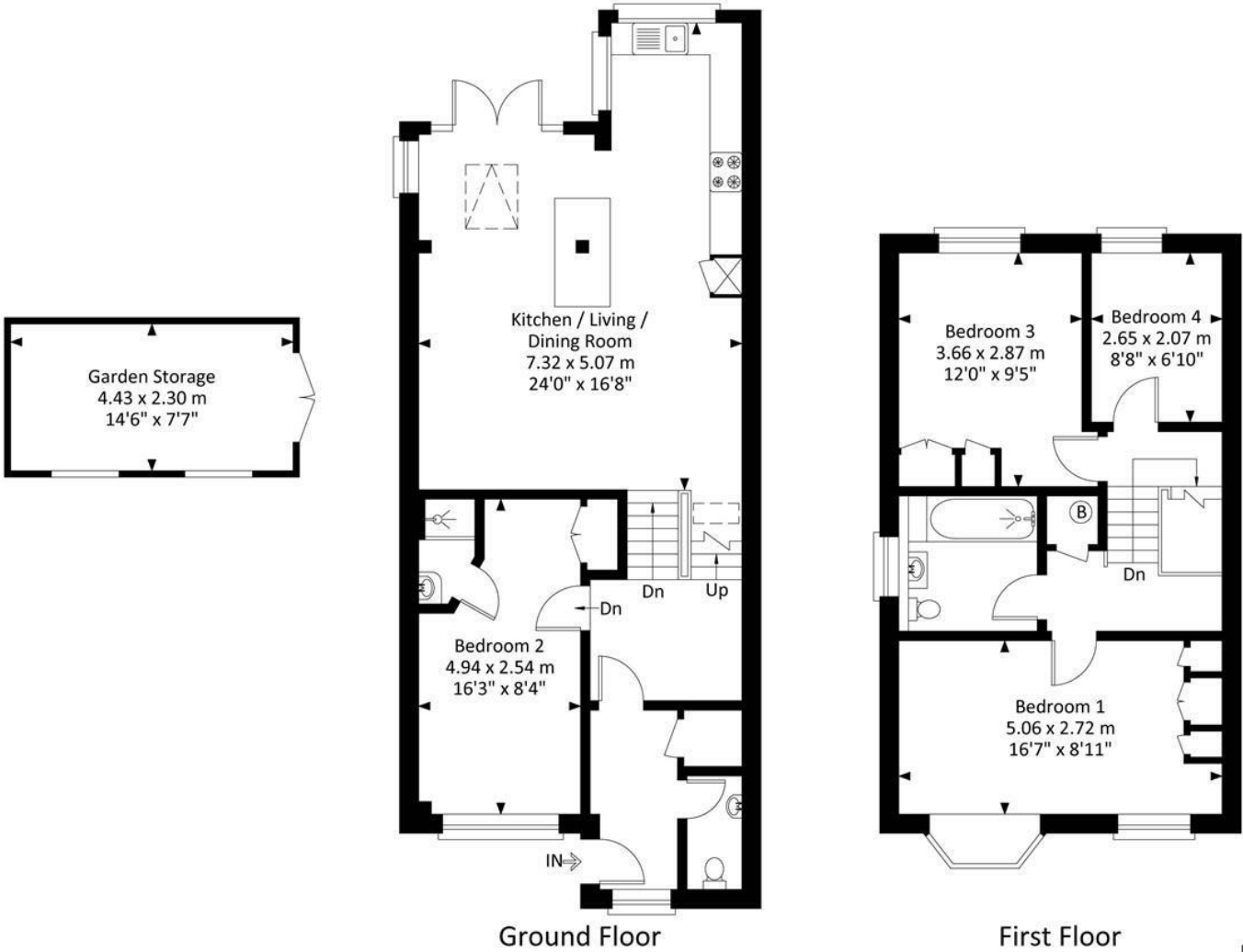


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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