



St. Julians Avenue, offers in the region of £325,000

- Three bedroom semi detached
- Beautifully presented and deceptively spacious
- Sought after location
- Ideal for commuting
- Downstairs WC
- Near local amenities and schools
- Well maintained
- No onward chain



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About the property

An excellent opportunity to acquire this beautifully presented and deceptively spacious three bedroom semi detached family home, thoughtfully updated while retaining many original character features. The property is ideally positioned within the highly sought after residential area of St Julians.

Conveniently located within walking distance of a range of local shops, amenities, well-regarded primary and secondary schools, and regular public transport links, the property also offers excellent road connections to Junction 25 of the M4, providing straightforward access for commuters travelling to Bristol and Cardiff.

The well proportioned accommodation briefly comprises an inviting entrance hallway, a spacious bay fronted lounge, sitting room, dining room and kitchen to the ground floor. To the first floor there are three double bedrooms and a recently refitted family bathroom.

Externally, the property enjoys an enclosed gated frontage with an attractive storm porch and side access. The front garden is predominantly laid to lawn and offers potential for the creation of off-road parking, subject to the necessary planning consents. To the rear is a generous, enclosed and level garden with patio seating area and lawn, ideal for outdoor dining and entertaining.

Further benefits include a recently installed boiler, a new roof, and uPVC double glazing throughout.



Accommodation

Hallway Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Living /Sitting Room

11' 10" x 11' 2" (3.61m x 3.40m)

Dining Room

6' 11" x 6' 3" (2.11m x 1.91m)

Kitchen

9' 6" x 9' 2" (2.90m x 2.79m)

Wc

First Floor

Bedroom One

15' 1" x 10' 2" (4.60m x 3.10m)

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Bedroom Three

9' 10" x 7' 7" (3.00m x 2.31m)

Bathroom

Outside

01633 221892

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Floorplan



Total floor area 97.8 m² (1,052 sq.ft.) approx

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