



15 Pembroke Vale, Clifton, Bristol BS8 3DN

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## 15 Pembroke Vale, Clifton, Bristol BS8 3DN

A most impressive four/five bedroom (1,972 sq ft) semi-detached house in one of Clifton's most desirable locations with courtyard gardens and secure parking behind automated gates.

The property was constructed in 2012 and carefully designed to provide spacious and light accommodation that flows out to the private courtyards gardens. Oak floors with under floor heating are across two of the three floors and are complimented by an oak staircase, doors and architraves. The accommodation flows exceptionally well with the drawing room and the kitchen/dining room allowing access through bi-fold doors to the enclosed front and rear gardens. The kitchen has numerous floor and wall mounted units with integrated appliances and granite worktops. The first floor enjoys a spacious landing which is flooded with light from a sizeable skylight directly above the stairwell. This landing leads to three bedrooms, two of which are served by a family bathroom and the master bedroom has fitted cupboards and an en-suite shower room.

The lower ground floor provides a further shower room, utility room, another bedroom and media/sitting room that could equally serve as additional bedroom accommodation if so desired. This room has French doors opening onto a part covered sunken courtyard.



4



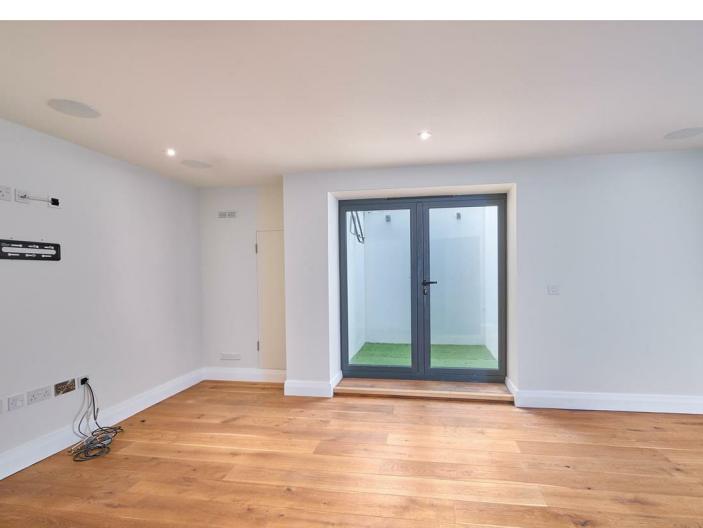
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Outside, the property is accessed through an electric gate with intercom system. The entrance gate opens into a paved car parking space as well as a west facing patio providing the ideal place to soak up the afternoon sun. In our opinion this house offers some very rare attributes for the area and will suit those seeking a nearly new, low maintenance property that can more easily be "locked up and left" if the need arises. Lastly it should be noted that this sale offers no onward chain.



Approx. Gross internal Area  
1972.0 Sq.Ft - 183.19 Sq.M



First Floor

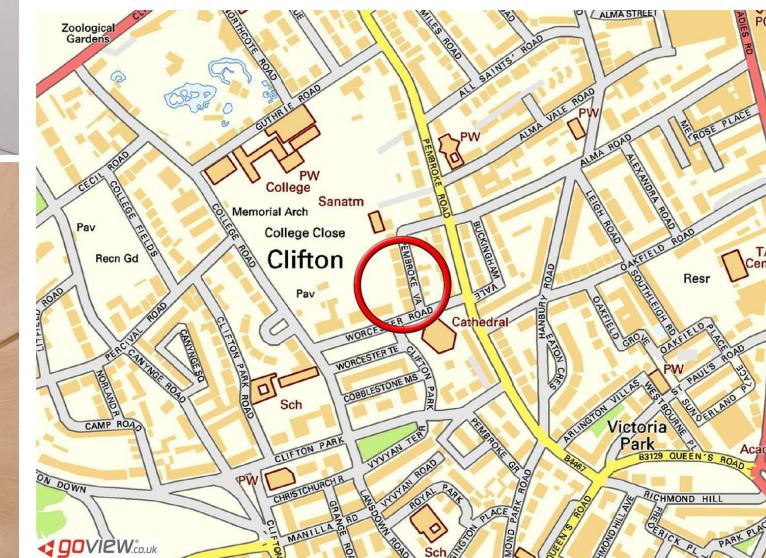


Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.  
Floor plan produced by Westcountry EPC.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	80	89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## OTHER INFORMATION



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