



15 Pembroke Vale, Clifton, Bristol BS8 3DN

[www.hydes.co.uk](http://www.hydes.co.uk)





## 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 courtyard 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.

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.



4



2

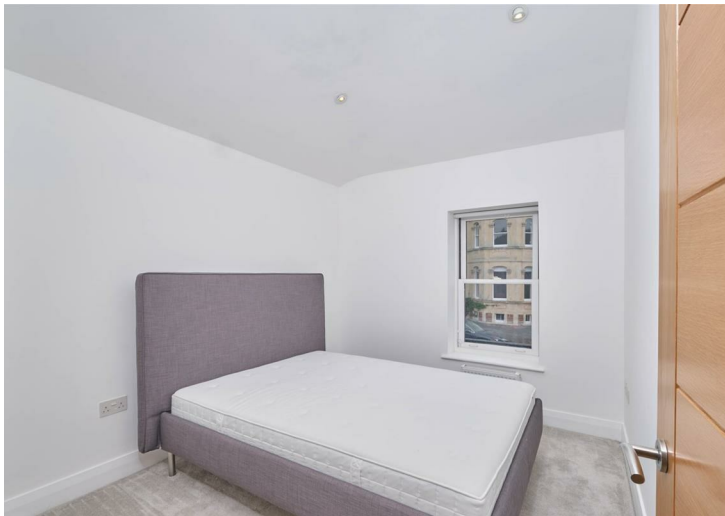


3

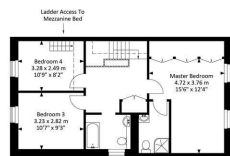
A most impressive four/five bedroom (1,972 sq ft) semi-detached house in one of Clifton's most desirable locations with courtyard gardens and secure parking behind automated gates. The property was constructed in 2012 and carefully designed to provide spacious and light accommodation that flows out to the private courtyard 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.

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		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



28 Princess Victoria Street, Bristol, BS8 4BU  
 Tel: 0117 973 1516  
 post@hydes.co.uk | www.hydes.co.uk

## IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.