

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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## Merrion The Glen Saltford Bristol BS31 3JP



£665,000

A superior detached bungalow with well appointed spacious accommodation set in pleasant mature gardens on the edge of the village.

\* Located in a prestigious private road \* entrance porch \* hallway \* sitting room \* garden room \* luxury fitted kitchen/dining room \* large conservatory \* 3 fully fitted double bedrooms \* en suite shower room \* family bathroom \* further conservatory \* block paved driveway & garage \* pleasant mature gardens \*



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# Merrion The Glen Saltford Bristol BS31 3JP

Merrion is an individual detached bungalow dating from the 1950's which has been greatly improved in the current ownership and provides generously proportioned accommodation which is well appointed throughout. Ideal for those seeking a "true" bungalow for their retirement it is also large enough to function as a family home.

The bungalow is approached through an entrance porch to a hallway, it has a good size sitting room with double doors leading to a large garden room presently used as a music room. The kitchen/dining room has been luxuriously refitted with an excellent range of units with marble work surfaces and double doors lead from the kitchen to a large conservatory. There are three double bedrooms, one of which has an en suite shower room and doors leading to the conservatory. The other bedrooms are served by a family bathroom.

On the outside the property stands within mature landscaped gardens, the cultivated garden lying largely to the front and side with that to the rear landscaped with paved terraces. A block paved driveway leads from The Glen to a single garage.

The Glen is an exclusive private road which is one of the village's most sought after locations. Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both the village primary school and Wellsview at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

Double glazed double doors to

**ENTRANCE PORCH:** Tiled floor, beamed ceiling. Double obscure glazed window to side aspect, glazed inner door to

**HALLWAY:** Access to roof space, radiator, uplighters, double glazed door to outside.

**SITTING ROOM:** 5.49m x 4.36m (18' x 14' 3") Feature fireplace with coal effect gas fire, double glazed window to side aspect, internal coloured leaded double glazed window to porch, radiator, double glazed french doors to

**GARDEN ROOM:** 4.38m x 3.27m (14' 4" x 10' 8") (Used as a music room). Vaulted ceiling, marble tiled floor with underfloor heating, double glazed french doors to outside and tilt and turn windows, fitted blinds.

**KITCHEN/DINING ROOM:** 6.33m x 3.57m (20' 9" x 11' 8") Double glazed window to rear aspect and double glazed window and french doors to conservatory. Marble tiled floor, vertical radiator, downlighters. The kitchen is furnished with an excellent range of luxury wall and floor units providing drawer and cupboard storage space with marble work surfaces and up stands. Inset stainless steel sink with mixer tap, breakfast bar, glazed display cupboard, built in five ring gas hob with extractor above, eye level double oven and further multi purpose oven, grill and microwave. Integrated dishwasher and refrigerator.

**LARGE CONSERVATORY:** 4.67m x 3.54m (15' 3" x 11' 7") Double glazed with a glass roof and tilt and turn side windows, french doors leading to rear terrace, tiled floor. Cupboard with plumbing for automatic washing machine and vent for tumble dryer, remote controlled fitted roof blinds..

**BEDROOM ONE:** 5.0m x 3.05m (16' 4" x 10') Double glazed windows to side and rear aspects. Fitted with an extensive range of built in furniture comprising wardrobes, drawer storage, bedside cabinets and overhead storage (all included in measurements). Radiator.

**BEDROOM TWO:** 4.36m x 3.39m (14' 3" x 11' 1") Double glazed window with plantation shutters, radiator. Extensive range of built in furniture comprising wardrobes, drawer storage, desk/dressing table unit and bedside cabinets (all included in measurements). Radiator.

**BATHROOM:** Fully tiled walls and floor. Low level wc, pedestal wash hand basin with mixer tap and bath with curved glass screen and thermostatic shower, heated towel rail, ceiling mounted downlighters, shaver point.

**BEDROOM THREE:** 3.60m x 3.53m (11' 9" x 11' 6") Double glazed window with plantation shutters, built in storage cupboards, desk, storage and drawer storage unit also concealing gas fired boiler (all included in measurements). Shelved linen cupboard (excluded from measurements). Radiator, double glazed doors to conservatory.

**EN SUITE SHOWER ROOM:** Double obscure glazed window, fully tiled walls and floor, ceiling mounted downlighters. Suite of low level wc, pedestal wash hand basin with mixer tap and large shower enclosure with thermostatic shower.

**CONSERVATORY:** 3.13m x 2.78m (10' 3" x 9' 1") Double glazed french doors to outside, tilt and turn windows with fitted window blinds. Terracotta tiled floor.

## OUTSIDE

The property stands on a **CORNER PLOT** with boundaries to Bath Road and The Glen. The driveway leading from The Glen is blocked paved providing off street parking and leading to **GARAGE** 4.88m x 2.76m (16' x 9') with electric roller shutter entrance door, power and light connected and double glazed window. To the side of the garage is a timber framed **GREENHOUSE**.

The garden surround the property on all sides with the main cultivated areas being to the front and rear, laid to lawn with mature flower and shrub borders some of which are in a rockery style and an ornamental pond. There is a fine Magnolia Tree to the front of the property. At the rear the garden is landscaped into paved patio terracing and lawns with shrubs.

**AGENTS COMMENT:** The property has photovoltaic panels on the roof which are included in the sale price. In part they provide electricity to the property but there is also a feed in tariff which has produced an income of just under £250 for the period January 2018 - January 2019.

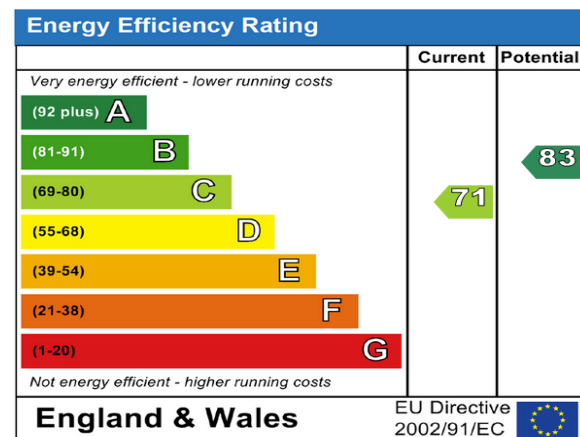
The Vendors are members of The Glen Residents Association and make a contribution of £30 pa towards the upkeep of the private road.

**Council Tax:** According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**DIRECTIONS:** From our office in Bath Road Saltford proceed on the A4 in the direction of Bath proceeding down Saltford Hill and take the right hand turning into The Glen and Merrion is the first bungalow on the right hand side.

**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400**

**REF UWR1156**

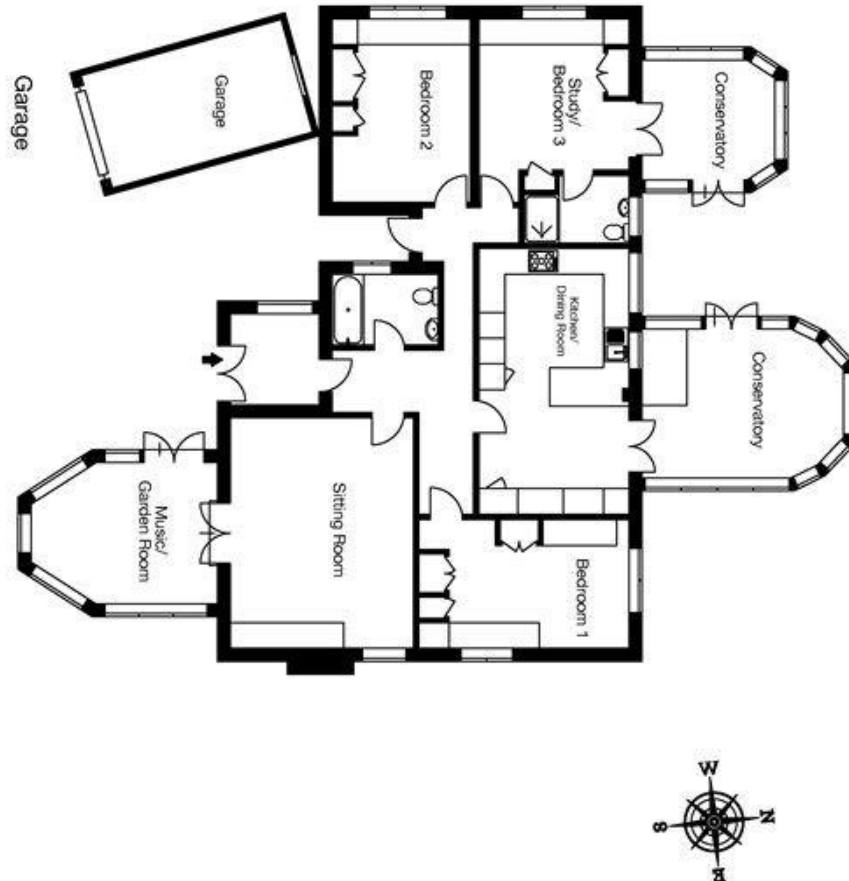








Merrion, The Glen,  
Salford, Bristol  
BS31 3JP  
Main House  
1735 Sq Ft - 161 Sq M  
Garage  
146 Sq Ft - 13 Sq M  
Total Area  
1881 Sq Ft - 174 Sq M



Capture Property Marketing 2019. Drawn to BS25 guidelines.  
All measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only, not drawn to scale.

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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

**DATA PROTECTION ACT 1998:** Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.