



Brymon Way, PL6

Offers Over: £280,000

Situated in the ever-popular 504k development in Derriford is this immaculately presented three bedroom property. This family home is incredibly trendy with the ground floor comprising a bright and airy living room, a contemporary downstairs Wc and a modern Kitchen / diner to the rear which due to its size provides the perfect entertaining space.

Upstairs, the home has three generously proportioned bedrooms, all decorated as equally as tastefully as the rest of the property with one offering a fresh ensuite. The outdoor space to the rear offers a large maintainable south facing garden which can accommodate garden furniture. To the front, this residence has parking spaces for two vehicles and offers level access to the front door. EPC: B.

Property

Rooms

Entrance Hall 3'10" x 14'8" (1.17m x 4.47m). Carpet flooring, access to downstairs living room, stairs leading to landing.

Wc 3'3" x 5'10" (1m x 1.78m). Karndean flooring, wall mounted radiator, low level Wc, wash hand basin, double glazed window to front aspect.

Living Room 14'8" x 10' (4.47m x 3.05m). Carpet flooring, wall mounted radiator, double glazed window to front aspect.

Kitchen Dining Room 5.26 x 3.43. Karndean flooring, matching wall and base units, integrated oven with gas cooker above with extractor above, stainless steel sink and draining unit, upvc double glazed window to rear aspect as well as patio doors providing access to rear garden, plumbing for washer/dryer, plumbing for dishwasher.

Landing Carpet flooring, wall mounted radiator.

Bedroom One 12' x 10' (3.66m x 3.05m). Carpet flooring, wall mounted radiators with bay window to front aspect with access to ensuite.

Ensuite Bathroom 4' x 6'11" (1.22m x 2.1m). Karndean flooring, shower cubical with gas powered shower above wall mounted radiator, low level Wc with ceramic hand basin.

Bedroom Two 10'2" x 9'7" (3.1m x 2.92m). Carpet flooring with wall mounted radiators, double glazed upvc window to rear aspect.

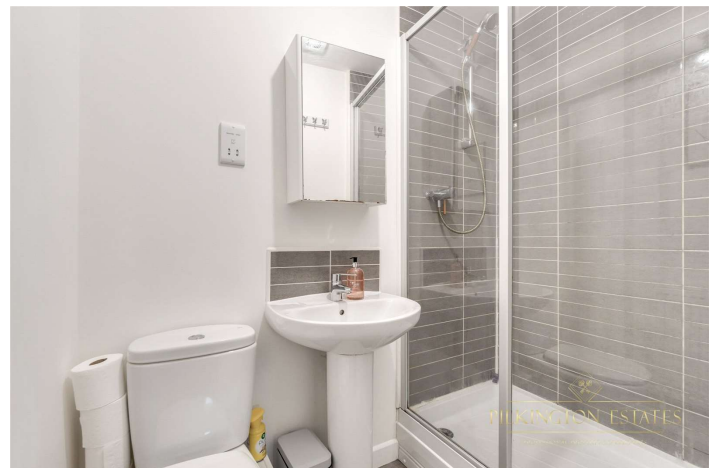
Bedroom Three Carpet flooring, wall mounted radiator, double glazed window to front aspect.



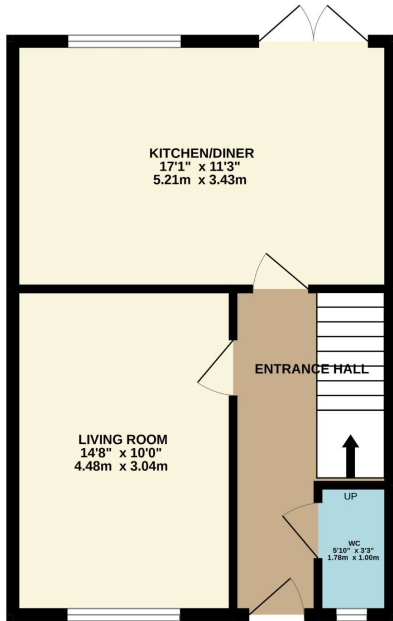


Bathroom 6'9" x 5'8" (2.06m x 1.73m). Karndean flooring, part tiled walls with bathtub ceramic hand basin with mixer taps and low-level WC. UPVC double glazed window to rear aspect.

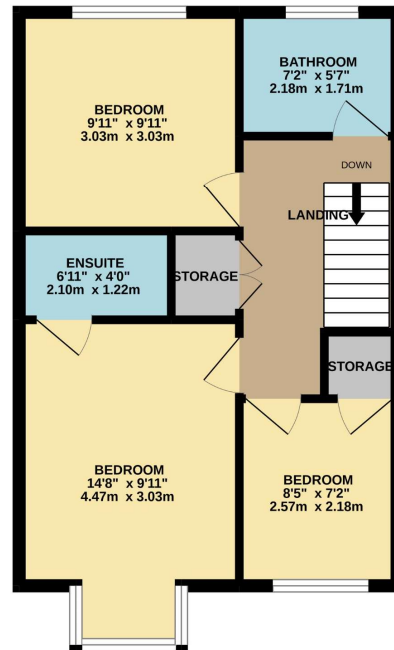
Garden Laid to decking and lawn, south facing.



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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