



32 Merioneth Street
Bristol, BS3 4SL

Robin King | Estate Agents

32 MERIONETH STREET, BRISTOL, BS3 4SL

A beautifully renovated 2 double bedroom property with handmade kitchen and a downstairs study and utility room situated in a popular location a stone's throw from Victoria Park

APPROX 914 SQ FT OF ACCOMMODATION • 2 BEDROOMS, 2 RECEPTION ROOMS • LOVELY LARGE KITCHEN/DINING ROOM • ENCLOSED REAR GARDEN • ON STREET PARKING • POPULAR LOCATION • EASY ACCESS TO MAINLINE RAILWAY SERVICES AT BRISTOL TEMPLE MEADS (LONDON PADDINGTON 114 MINS)/BRISTOL AIRPORT/M5

Located towards the end of Merioneth Street near Victoria Park, this charming period property has undergone significant renovation work by the current owner and now offers a blend of contemporary living whilst maintaining the property's original character.

A pretty front door leads straight into a welcoming hallway with sanded original floorboards and convenient under stairs storage, ideal for coats, shoes, and even has space for a bicycle. To the right, is the sitting room which has at its focal point a stunning vintage 1960s French log burner flanked by alcoves with built-in bookshelves creating a cosy and inviting atmosphere.

Continuing through the hallway, you'll find yourself in the spacious kitchen/dining room. Redesigned in 2015 with handmade units and solid ash worktops it has ample natural light streaming in from a Velux window above. Large doors open out to the garden, seamlessly integrating indoor and outdoor living spaces. A small utility area off the dining room provides additional convenience and leads to a well-appointed study with built-in desk and shelves for storage.

Upstairs, the main bedroom offers built-in wardrobes offering plenty of storage space and has a bright outlook with double windows providing glimpses of Victoria Park. Adjacent is the second double bedroom, featuring built-in cupboard space and a dedicated work-from-home setup. Completing the upstairs accommodation is a bathroom offering a bath with shower over and a heated towel rail.





Outside – the property features free on-street parking and a low-maintenance rear garden with attractive compost-filled raised beds. During the summer months, a climber blankets the back wall, filling the garden with colour. A Japanese maple acer with red foliage adds depth to the garden and slate chippings at the front, complete the outside space.

Location – Victoria Park enjoys a prime location just a short walk from Bristol Temple Meads and the city centre, making it ideal for both commuters and those eager to explore the city's rich tapestry. It is not just a place to live; it's a community where city life and neighbourhood warmth coexist beautifully, making it a coveted spot for anyone looking to experience the best of Bristol. The streets here are alive with the buzz of independent cafes, shops, and pubs and schools each adding to the area's distinctive, friendly atmosphere.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – All Mains Services

EPC RATING – D

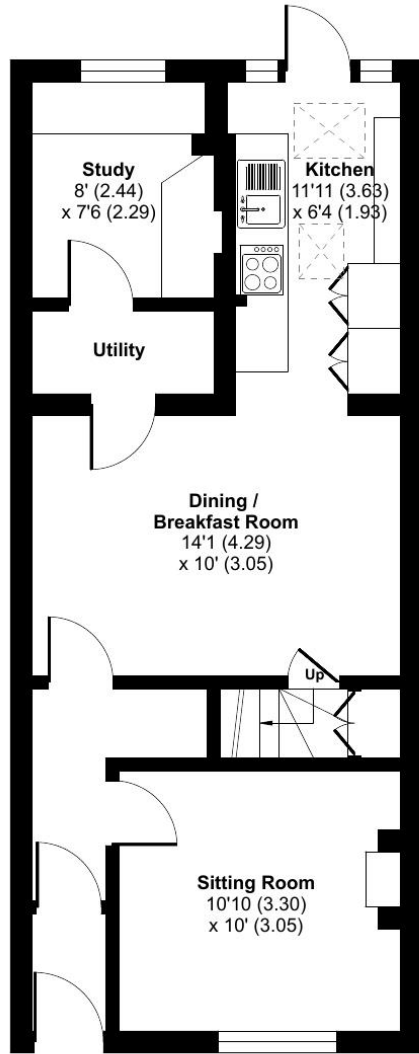
LOCAL AUTHORITY – Bristol City Council

COUNCIL TAX BAND B £1,913.60 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

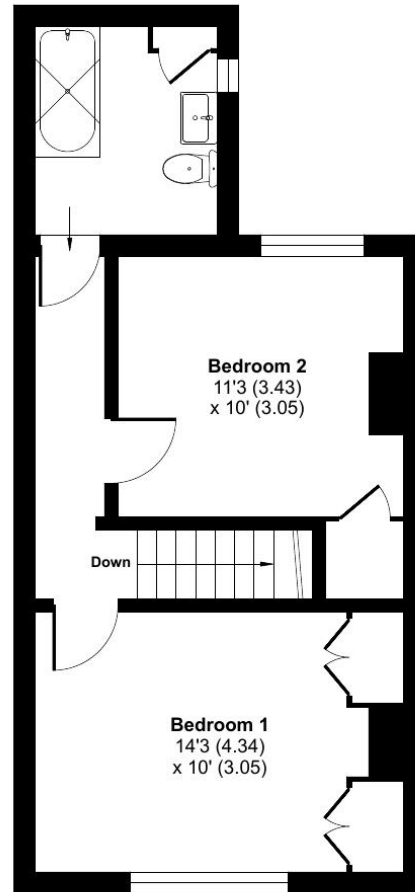
Merioneth Street, Bristol, BS3

Approximate Area = 914 sq ft / 84.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT