



PENMORE CEUM DHUN RIGH BENDERLOCH, PA37 1ST

- An Attractive Detached Bungalow
- Offering Easily Managed Accommodation
- On The Fringe Of An Established Development
- Vestibule : Hall : Sitting Room : Kitchen
- 3 Bedrooms : Bathroom
- Level Garden With Gravel Driveway
- Large Garage/Workshop : Timber Shed

Guide Price £290,000

The sought-after village of *Benderloch* lies on the A828 Oban to Fort William road some seven miles north of the principal west highland town of Oban. It has a thriving local community with many events taking place in the village hall, together with an excellent convenience store, garage, primary school, cafe, and benefits from a regular bus service to Oban and Fort William. There is also an excellent sandy beach at nearby Tralee Bay and numerous walks, including Ben Lora, in addition the cycle path runs through the village. A more comprehensive range of shops, professional services and leisure facilities is to be found in Oban, a short distance away.

Penmore is an attractively presented detached bungalow, situated on the fringe of the established residential development known as *Ceum Dhun Righ* in the heart of the village and enjoying views over the roof tops to the hills beyond. Offering easily managed accommodation the property benefits from a modern kitchen and bathroom and excellent storage, together with an effective electric heating system. The garden is laid mainly to grass with a gravelled driveway and of particular note is the large garage/workshop providing a superb space for a variety of uses, which all adds greatly to the amenity of this fine bungalow.



DETAILS OF ACCOMMODATION

Vestibule with external half glazed door to side, tile effect laminate flooring.

Hall with cupboard housing hot water tank and shelving, storage heater, hatch to roof space with light, 2 ceiling light fittings, fitted carpet.

Sitting Room: 5.33m x 5.62m, windows to front, electric coal effect fire in wood surround, 2 storage heaters, wall lights, ceiling light fitting, fitted carpet.

Kitchen: 3.50m x 2.99m, external half glazed door to side, window to front, fitted with a range of wall mounted and floor standing units with worktops and matching up-stands, stainless steel sink and drainer, ceramic hob with extractor hood over, oven, under-unit lighting, panel heater, 2 ceiling light fittings, tile effect laminate flooring.

Bathroom: 1.93m x 1.86m, window to side, bath with electric shower over and glazed screen, whb, wc, mirrored wall cabinet, heated towel rail, waterproof panelling to walls and to ceiling, extractor fan, recessed ceiling lights, tile effect laminate flooring.

Bedroom 1: 3.49m x 2.97m, window to rear, fitted wardrobe, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.51m x 2.90m, window to rear, fitted wardrobe, panel heater, ceiling light fitting, fitted carpet.

Bedroom 3: 3.49m x 2.30m, window to rear, fitted wardrobe, panel heater ceiling light fitting, fitted carpet.

GARDEN

Penmore is surrounded by a level area of garden laid mainly to grass with a gravelled driveway and paved patio, bordered by hedging and fencing. In addition there is a further area of uncultivated ground beyond the rear lawn.

Garage/Workshop: 7.70m x 5.53m, double vehicle access doors to front, pedestrian access to side, window to side, fitted with storage units and worktops, light and power, concrete base, storage area in rafters.

Timber Shed with light and power. **Outside Tap.**

GENERAL INFORMATION

Services: Mains electricity, water and drainage.

Council Tax Band: E. **EPC Rating:** D57.

Home Report: Available from the Selling Agents.

Guide Price: Two Hundred & Ninety Thousand Pounds (£290,000). Offers are invited and should be submitted to the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



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