



CNOC A CHONAI LETTERWALTON BENDERLOCH, PA37 1SA

- An Attractive Detached Bungalow
- Enjoying Far Reaching Views Over Loch Creran
- Situated In An Exclusive Group Of Similar Homes
- Vestibule : Hall : Sitting Room/Dining Room
- Kitchen : Conservatory
- 3 Bedrooms : Bathroom : Toilet
- In Need Of Upgrading And Modernisation
- Mature Level Garden : Attached Garage

Guide Price £320,000

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.

The area known as **Letterwalton** is an exclusive group of individual homes situated just off the single track road that skirts the village, close to the shores of Loch Creran.

Cnoc A Chonais is an attractive detached bungalow and from its slightly elevated position enjoys far reaching views over Loch Creran and to the hills beyond. Although in need of upgrading and modernisation, the property does benefit from an effective oil-fired central heating system, and presents as an excellent opportunity for a purchaser to decorate to their own taste and requirements. In addition, the delightful level garden adds to the appeal of this most desirable home.



DETAILS OF ACCOMMODATION

Vestibule with external door to front, ceiling light fitting, tiled floor.

Hall with cupboard housing hot water tank, 2 further storage cupboards, central heating radiator, hatch to roof space, 2 ceiling light fittings, fitted carpet.

Sitting/Dining Room: 7.32m x 3.77m, window to front, windows to side, patio doors to **Conservatory**, multi-fuel stove on tiled hearth with brick surround, 3 central heating radiators, 2 ceiling light fittings, fitted carpet.

Kitchen: 3.09m x 2.83m, window to rear, fitted with wall mounted and floor standing units with work tops, sink unit with drainer, cooker with extractor over, fridge, fitted cupboard, wall tiling, vinyl flooring.

Conservatory: 7.14m x 3.39m, external doors to sides, windows to rear and to sides, washing machine, central heating radiator, fitted carpet.

Bedroom 1: 3.95m x 3.02m, window to front, built-in wardrobes, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 2: 3.88m x 3.05m, window to front, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 3.14m x 2.69m, window to rear, built-in wardrobes, central heating radiator, electric panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.84m x 1.80m, window to rear, bath with shower over and glazed screen, whb, wc, central heating radiator, wall tiling, ceiling light fitting, vinyl flooring.

Toilet: 2.14m x 0.90m, window to rear, whb, wc, wall tiling, ceiling light fitting, vinyl flooring.

GARDEN

Cnoc a Chonais is surrounded by a mature level garden with a sweeping lawn to the front fringed with a pleasant display of mature shrubs, bushes and trees. Access off the shared track is to a gated tarred driveway with ample space for parking. The rear garden is also laid to grass with mature shrubs forming the border.

Attached Garage with up and over door and side window. **Timber Shed.**

GENERAL INFORMATION

Services: Mains electricity and water. Private drainage. Oil-fired external boiler. Oil storage tank.

Access to the property is over a shared track.

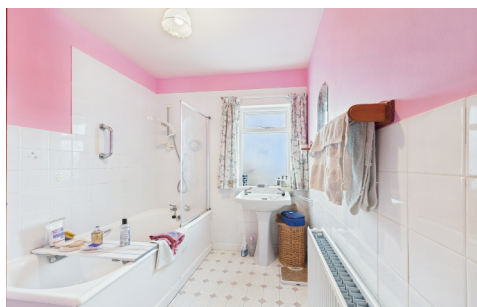
Council Tax Band: E. **EPC Rating:** D65.

Home Report: Available from the Selling Agents.

Guide Price: Three Hundred & Twenty Thousand Pounds (£320,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by appointment with the Selling Agents.

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



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