

Stoneyflatt Road, Dumbarton, West
Dunbartonshire



Offers over
£163,500

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Description

Very well presented **THREE BEDROOM MID TERRACED VILLA** located within highly popular Stoneyflatt Road area of Dumbarton. The property is offered to the market in excellent condition and would make an ideal family home.

Accommodation: entrance hallway with attractive and practical "Amtico" flooring, this is continued into the plumbed cloak comprising close couple W.C and wash hand basin. Generous "L shaped lounge with handy understairs storage cupboard, modern decorative finishes, ceiling coving and grey coloured carpeting. Rearmost dining room, ideal for entertaining guests or informal dining arrangements, Sliding doors to rear gardens.

Modern kitchen with a broad selection of "Light Oak" effect wall and base mounted units presented over three sides, one and a half bowl sink and drainer with mixer tap assembly, 4 burner gas hob, electric oven and extractor hood, washing machine and fridge freezer, co-ordinated work surfaces and tiled splashbacks. Space for a slimline dishwasher, wall mounted Worcester Bosch combination boiler and access door to rear gardens.

Upper accommodation: front facing master bedroom, built in wardrobe assembly with dual bi-fold doors, second rear facing double bedroom and third bedroom, both of which have built in wardrobes with mirrored sliding doors, the landing has a handy storage cupboard and loft access hatch. All bedrooms have ample floor area for free standing furniture. Family shower room comprising full length shower base with curtain and electric shower over, vanity unit with W.C and wash hand basin inset, easy clean wet wall finishes round shower area with emulsion finishes to remainder.

Front garden with stone chipped beds and paved driveway, fully enclosed rear gardens with chipped and low-maintenance barked beds, patio and pathway leading to garden gate. Additional benefits: D.G, G.C.H and current reg's smoke and heat detectors. Early viewing is strongly recommended to avoid disappointment. An ideal F.T.B property.

EPC:C81:3200-2663-0822-6090-1543 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE.**

Floorplan & Room Sizes



Lounge 4.35m x 3.80m (14'4" x 12'6")

Dining Room 3.30m x 2.10m (10'10" x 6'11")

Kitchen 3.30m x 2.70m (10'10" x 8'11")

W.C 1.80m x 0.85m (5'11" x 2'10")

Bedroom 1 3.50m x 2.75m (11'6" x 9'0")

Bedroom 2 2.75m x 2.80m (9'0" x 9'2")

Bedroom 3 2.05m x 2.55m (6'8" x 8'5")

Shower Room 2.05m x 1.65m (6'8" x 5'5")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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