

19 D Townend Road, Dumbarton, West
Dunbartonshire



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Offers over
£64,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Top floor **ONE BEDROOM AND BOXROOM TRADITIONAL FLAT** in highly popular location, Townend Road is perfectly situated for all amenities and transport links. The property is offered to the market in good decorative order.

Accommodation: Entrance vestibule leading to generous sized lounge with painted focal wall, neutral decor to remainder, ceiling cornice and laminate flooring. Large double glazed window overlooking rear garden area.

Modern fitted breakfasting kitchen with an excellent range of "Mahogany effect" wall and base mounted units presented over two sides. Stainless steel sink and drainer with mixer tap. Four burner gas hob, electric oven and extractor hood. spaces for Washing machine and fridge freezer. Co-ordinated tiled splashbacks with emulsion finish to remainder and space for drop leaf table and chairs.

Generous front facing double bedroom which has neutral decor, ceiling cornice and co-ordinated carpeting, handy internal boxroom currently used as a sleeping compartment/sitting room, both rooms have ample floor area for free standing furniture.

Fitted bathroom comprising bath with mixer tap shower assembly over, vanity unit with wash hand basin inset and close couple W.C. Fully tiled to bath area with emulsion finishes to remainder. **Additional benefits:** current reg's smoke and heat detector in situ, gas central heating, double glazing, factored building and shared drying green. The property is sure to please the discerning purchaser and early viewing is recommended. Ideal for FTB or BTL Investor.

EPC: C78:2143-1006-0201-0575-3200 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE or FROM RIGHTMOVE UNDER EPC**

Floorplan & Room Sizes



Lounge 3.85m x 3.2m (12'7" x 10'6")

Breakfasting Kitchen 3.05m x 3.1m (10'0" x 10'2")

Bedroom 3.85m x 3.2m (12'7" x 10'6")

Boxroom 2.45m x 1.9m (8'0" x 6'2")

Bathroom 1.85m x 1.9m (6'1" x 6'2")







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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