



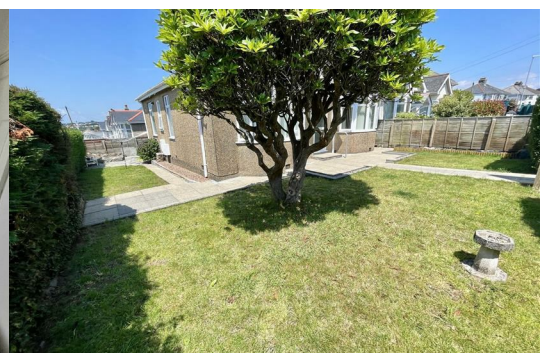
63 Ayreville Road

Beacon Park, Plymouth, PL2 2RD

£280,000



A spacious semi-detached bungalow thought to have been built circa 1933. A spacious lounge, generous size new fitted kitchen/dining room, 2 double bedrooms & a modern shower/wc. Standing on a corner plot with gardens wrapping around the front & side, patio areas to the rear & at the back a long wide drive giving access to a single size garage. Cellar and outside wc.



AYREVILLE ROAD, BEACON PARK, PLYMOUTH, PL2 2RD

LOCATION

Found in this popular established residential area of Beacon Park with a variety of local services and amenities found nearby. The position is convenient for access into the city and close by connection to major routes in other directions.

ACCOMMODATION

PVC double glazed front door opens into:

HALL 24'2" x 3'5" wide (7.37m x 1.04m wide)

Long central hall with two ceiling light points. Smoke detector. Karndean flooring.

LOUNGE 18'7" x 12'6" max (5.66m x 3.81m max)

Dual aspect with bay window to the front and further window to the side. Focal feature fireplace with fitted gas fire.

KITCHEN/DINING ROOM 14'10 x 12'5 overall (4.52m x 3.78m overall)

Dual aspect with windows to the side and rear and a PVC double glazed back door. A quality fitted integrated kitchen with a good range of cupboard and drawer storage and roll edge work surfaces with metro tile splash backs. Integrated appliances include Neff four ring variable size gas hob with Bosch extractor hood over and Neff oven under.

UTILITY ROOM 6'0" x 4'0" (1.83m x 1.22m)

uPVC double glazed window to the side elevation. Spaces and plumbing suitable for automatic washing machine and tumble dryer with a run of matching similar units with cupboard and drawer storage under and inset one and a half bowl composite sink unit with mixer tap. Ceiling spotlamps. Extractor fan. Wall mounted 'Worcester' gas fired boiler servicing central heating and domestic hot water. Karndean flooring.

BEDROOM ONE 14'5" x 12'2" max ,10'5" floor area (4.39m x 3.71m max ,3.18m floor area)

uPVC double glazed bay window to the front elevation. Coved ceiling with pendant light point. Built in wardrobe/cupboard storage with four mirror fronted sliding doors.

BEDROOM TWO 11'11" x 12'2" max, 10'5" floor area (3.63m x 3.71m max, 3.18m floor area)

uPVC double glazed window to the rear. Ceiling light point. Run of built in wardrobe/cupboard storage with four sliding doors.

SHOWER ROOM

Patterned obscure glazed window to the rear elevation. Quality white suite with 'Roca' close coupled WC, vanity wash hand basin with cupboard under, mirror and florescent strip light with shaver socket over. Double size tiled shower with 'Mira Sport' electrically heated shower. Ceiling down lighters. Ladder radiator.

CLOAKROOM 6'2" x 4'0" (1.88m x 1.22m)

Internally located with rows of coat hooks, shelving and shoe racks. Access hatch to loft.

EXTERNALLY

A galvanised iron decorative gate opens into a near level path leading up to the front door and continues around the side in matching paving to the rear. Two areas of lawned front garden with a flower border to one side. Enclosed by wall and hedging. Lawned garden to the side with rotary clothes dryer mounting point. Mains gas and electric meter boxes set on the side wall of the property. Patio/sun terrace with raised corner border. Paved courtyard with OUTSIDE WC.

Off Kenilworth Road a wide entrance with double decorative galvanised iron gates open into a private near level drive some 19'4" long x 11' wide providing off street parking and giving access to the garage.

To the rear paved patio areas. Access hatch to under floor areas.

DETACHED GARAGE 19'3 x 8'7 (5.87m x 2.62m)

Up and over door on remote control activation to the front. PVC part double glazed door and window to the rear. Electric, power and lighting laid on.

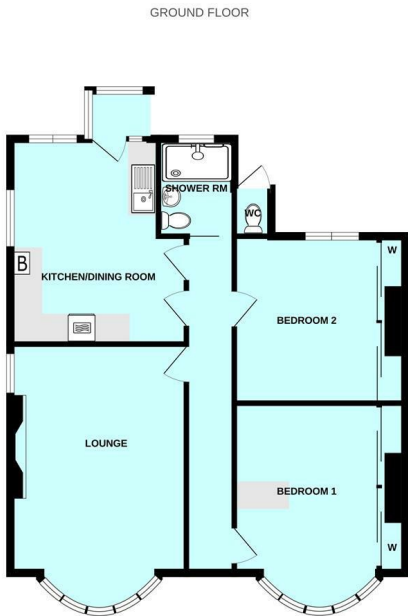
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

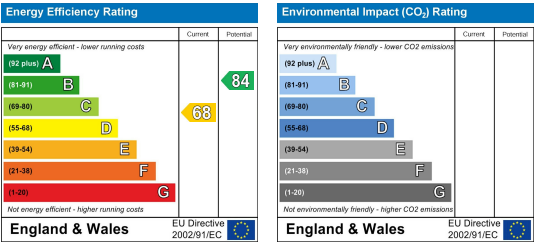
Area Map



Floor Plans



Energy Efficiency Graph



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