



**Clashwell, Rhu, G84 8NH**

## welcome to Clashwell

- Detached Villa
- potential building plot
- 3/4 Bedrooms
- Lounge/Dining room
- Stands on generous Gardens

Tenure: Freehold

offers in the region of  
**£430,000**

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**Property Ref:**

HBR102274 - 0024

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack (HIP), is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a HIP or Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### Entrance

15' 8" x 12' 4" ( 4.78m x 3.76m )

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### Lounge

22' x 14' 4" ( 6.71m x 4.37m )

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### Dining Room

9' 8" x 16' 2" ( 2.95m x 4.93m )

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### Family Room

15' 2" x 11' 11" ( 4.62m x 3.63m )

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### Dining Kitchen

16' 2" x 9' 10" ( 4.93m x 3.00m )

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### Utility Room

9' 10" x 6' 9" ( 3.00m x 2.06m )

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### W.C./cloakroom

8' x 6' 2" ( 2.44m x 1.88m )

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### Master Bedroom

16' 5" x 14' 7" ( 5.00m x 4.45m )

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### Bedroom Two

15' 8" x 12' 6" ( 4.78m x 3.81m )

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### Bedroom Three

10' 2" x 8' 11" ( 3.10m x 2.72m )

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### Bedroom Four

8' 11" off bedroom 3 x 8' 8" ( 2.72m off bedroom 3 x 2.64m )

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### Bathroom

11' 2" x 7' 10" ( 3.40m x 2.39m )

### Shower Room

6' 9" x 5' 1" ( 2.06m x 1.55m )

### Entrance

15' 8" x 12' 4" ( 4.78m x 3.76m )

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