



10, ELM TERRACE, GOUROCK, PA19 1TJ









## **Description**

Occupying a sought after cul de sac location in the highly desirable Midton area this beautifully presented three bedroom SEMI DETACHED VILLA offers a perfect family home. There is a private garage with inspection pit and single glazed side window. A section of driveway next to the garage provides additional parking. A particular benefit is the spacious rear garden with lawn and generous sized decked area which is an ideal space for relaxing with friends and family. A further section of garden continues beyond the deck.

Specification includes: double glazing and gas central heating and floor tiling. Conveniently located for primary/secondary schooling, transport facilities and amenities.

The impressive stylish family apartments comprise: Entrance Vestibule by double glazed door which leads by a further single glazed door to the Hallway. There is a bright front facing bay windowed Lounge with feature ornate fireplace. NB the gas fire is not operational.

There is a quality Dining Kitchen with rear window & UPVC double glazed door leading to the garden. The kitchen features black high gloss fitted units, granite effect work surfaces and splashback. Appliances include: stainless steel chimney extractor hood, five ring gas hob, oven, integrated dishwasher, washing machine & fridge/freezer.

There is a downstairs quality Shower Room with rear window plus three piece suite comprising: pedestal wash hand basin set within a white high gloss unit, wc and double sized shower cubicle with chrome style shower. Additional benefits include: wall tiling, decorative ceiling and chrome style heated towel rail.

Stairs lead to the Upper Landing with front facing window, inbuilt cupboard & hatch leading to the partially floored loft. There are three bright double sized Bedrooms which are perfect for family living. The 1st and 2nd bedrooms feature fitted wardrobe storage.

Early viewing is highly recommended for this excellent family home. EPC = D

## **Measurements**

Entrance Vestibule

Hallway

Lounge

4.14m x 4.32m (13'7 x 14'2)

Dining Kitchen

4.29m x 3.23m (14'1 x 10'7)

Shower Room

Upper Landing

Bedroom 1

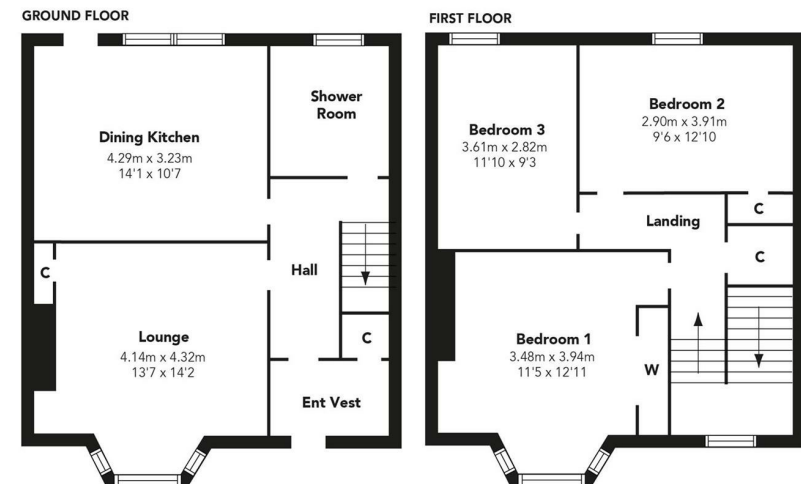
3.48m x 3.94m (11'5 x 12'11)

Bedroom 2

3.61m x 2.82m (11'10 x 9'3)

Bedroom 3

2.90m x 3.91m (9'6 x 12'10)



Floorplans are indicative only - not to scale  
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