



5, MARGARET STREET, GOUROCK, PA19
1UJ





Description

CLOSING DATE FRIDAY 7TH NOVEMBER AT 11AM

Set in a cul de sac location this is a rare opportunity to purchase a substantial CONVERTED SEMI DETACHED VILLA set over 3 levels offering flexible living which benefits from both private front & rear doors. Private driveway leads to the garage. A private paved section of enclosed garden is located next to the garage. In addition, there is a communal lawned rear garden with mature shrubs & private front facing rose bed.

Specification includes: double glazing & gas central heating. Cellar store with side entrance. Conveniently located for local amenities, transport facilities and nearby shops. The waterfront at nearby Cardwell Bay & the Battery Park are just a short walk away. Development potential exists to possibly convert the garage & entrance porch into additional accommodation and/or to perhaps alter the current internal layout to create a dining kitchen & downstairs master bedroom with ensuite shower room. Architect drawings are available for persual.

Apartments comprise: Entrance Porch by UPVC double glazed door with front facing window & additional rear door / window formation. A further door leads to the Hallway. There is a bay windowed Lounge with ornate cornice & shelved alcove. The Utility Room with side window offers basic fitted units & a pulley.

Stairs lead to the Lower Hallway with rear door giving access to the communal garden. There is a WC compartment with two piece suite. The front facing bay windowed room could either be a 3rd Bedroom or Dining Room. The rear facing Kitchen features olive toned units, granite effect work surfaces & splashback tiling. There is a Boxroom.

Stairs lead to the Upper Landing with cupboard featuring a hatch leading to floored loft with "Velux". There are 2 double sized Bedrooms. The upgraded Bathroom features a side window, plus four piece suite comprising: shower cubicle, refitted vanity wash hand basin, wc, bath with mixer shower.

Must view. EPC = D

Measurements

Entrance Porch
Hall
Lounge
2.46m x 1.80m (8'1 x 5'11)
Utility Room
2.46m x 1.80m (8'1 x 5'11)
Lower Hallway & WC
Bedroom 3 / Dining Room
3.81m x 4.75m (12'6 x 15'7)
Kitchen
2.69m x 2.64m (8'10 x 8'8)
Boxroom
3.23m x 1.40m (10'7 x 4'7)
Upper Landing
Bedroom 1
2.77m x 4.62m (9'1 x 15'2)
Bedroom 2
2.95m x 3.15m (9'8 x 10'4)
Bathroom
Garage
3.07m x 5.41m (10'1 x 17'9)













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