



19, CARDWELL ROAD, GOUROCK, PA19
1UG





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ESTATE AGENTS



Description

Occupying a desirable corner location within the popular Cardwell Bay area this bright and spacious one bedroom SECOND FLOOR FLAT lies within a traditional red sandstone property situated close to the waterfront and the Battery Park. Development potential may exist to convert the boxroom into a 2nd bedroom, subject to permissions being granted. This home suits a variety of buyers including: first time buyers and rental investors.

Access to the property is by a character filled communal entrance stair with ornate handrail and period style tiling. There is a communal rear drying green. Specification includes: double glazing and gas central heating. Private cellar. The building is protected by a security door entry system. Conveniently positioned for local shops, amenities and transport facilities.

Accommodation comprises: Entrance Vestibule by double timber door with single glazed panel above which leads by a further glazed door to "L" shaped Reception Hallway with inbuilt cupboard. There is a front facing bay windowed Lounge featuring ornate cornice, ceiling rose and focal point fireplace with inset electric fire. The Kitchen with rear window benefits from light oak fitted units, dark grey/black marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven.

There is a generous sized double sized Bedroom situated to the side of the property with two light window formation. The Boxroom could be used as a Home Office and offers development potential should creation of a window on the adjacent gable be permitted. The Shower Room with rear window features a three piece suite comprising: pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower, plus partial wall tiling.

Viewing is highly recommended for this home close to the waterfront. EPC = D

Measurements

Entrance Vestibule

Hallway

Lounge

4.42m x 5.44m (14'6 x 17'10)

Kitchen

1.78m x 3.89m (5'10 x 12'9)

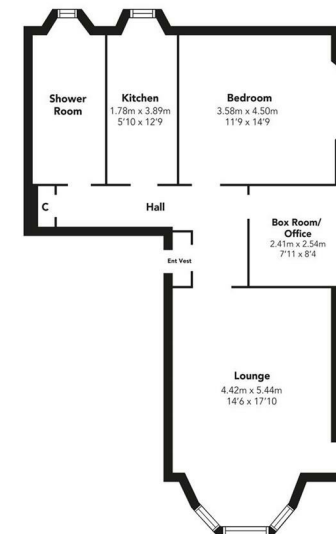
Bedroom

3.58m x 4.50m (11'9 x 14'9)

Boxroom / Home Office

2.41m x 2.54m (7'11 x 8'4)

Shower Room



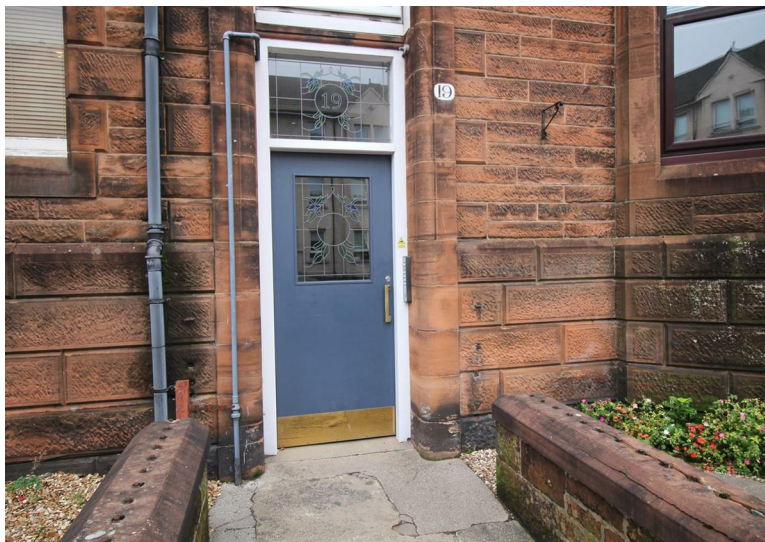
Floorplans are indicative only - not to scale
Produced by Plushplans











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**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

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