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Estate Agents*



16 ARDMORE ROAD, PORT GLASGOW, PA14 5RZ

OFFERS OVER £148,000

C/TAX BAND: A

3 BEDROOM HOUSE - END TERRACE

EPC BAND:D

A superb END TERRACED VILLA located within a seldom available highly sought after residential district of Port Glasgow whilst providing excellent family accommodation. This property has Panoramic views over the River Clyde and Hills Beyond and is in true walk in condition.

Comprising of Welcoming Entrance Hallway with Laminate flooring throughout, Bright and Spacious Dining Lounge, Large Double window to the front and window to rear, Laminate flooring throughout. Family fitted Breakfasting Kitchen with ample storage in both form of wall and floor mounted units, Electric Hob and Electric Oven, Laminate flooring throughout. Access to enclosed rear garden, Walk-in storage cupboard.

Bathroom two piece white vanity suite with walk-in shower cubicle, electric shower, Tiling walls and flooring throughout and panel ceiling. Illuminated Mirror and ornate radiator.

On the upper landing there is a Storage cupboard and Three good sized Double Bedrooms one with built in fitted wardrobes, another with storage cupboard. Access to Loft space from top landing.

The specification of this property includes Double Glazing and Gas Central Heating.

Garden grounds both to the front and rear of the property with the front garden having a patio area and lawn. Extensive rear garden laid mainly to lawn with slabbed area.

Early viewing is highly recommended to fully appreciate the property and the locale on offer.

Lounge

16'3" x 21'7" (4.97 x 6.58)



Kitchen

11'10" x 10'4" (3.62 x 3.17)



Bedroom 1

13'9" x 9'4" (4.20 x 2.85)



Bedroom 2

10'8" x 9'9" (3.26 x 2.98)



Bedroom 3

9'9" x 12'6" (2.98 x 3.82)



Bathroom
 6'1" x 6'1" (1.86 x 1.86)



IMPORTANT NOTE TO PURCHASERS:
 **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 will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



