



*Brian Harkins
Estate Agents*

11 IRON WAY, PORT GLASGOW, PA14 5DY

OFFERS OVER £238,000

C/TAX BAND: C

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:C

Enjoying a front facing setting within the popular Kingston Dock area of Port Glasgow this three bedroom SEMI DETACHED VILLA is a stylish property which is sure to appeal to a variety of buyers from families or those looking for an easy commute. It is close to both Retail Park , travel links and also offers spectacular views.

The property extends to an Entrance Hall leading into a Bright Lounge with front facing window. There is a door that leads through into a stunning kitchen made up of both floor and wall mounted grey gloss units with marble style work surfaces and tiled floor. There is also space for a dining table making it a welcome space to gather and a door leading out into the garden.

On the upper Top level there is a front facing Master Bedroom with specular river views. It comes complete with Double fitted wardrobe and En-suite shower room with two piece white vanity suite and shower cubicle.

On the Middle floor there are a further two Bedrooms one to front and one looking onto rear garden. The larger of the two bedrooms on this floor comes with fitted mirrored wardrobes.

Family Bathroom with three-piece white suite including bath & shower with wetwall throughout.

The property specification includes has both gas central heating and double glazing

There are garden grounds to the front and rear of the home with a driveway & garage which is also accessible from the back garden.

The property together with the location should be viewed to be fully appreciated.

Lounge

11'10" x 14'4" (3.63 x 4.39)



Dining/Kitchen

11'3" x 8'9" (3.45 x 2.69)



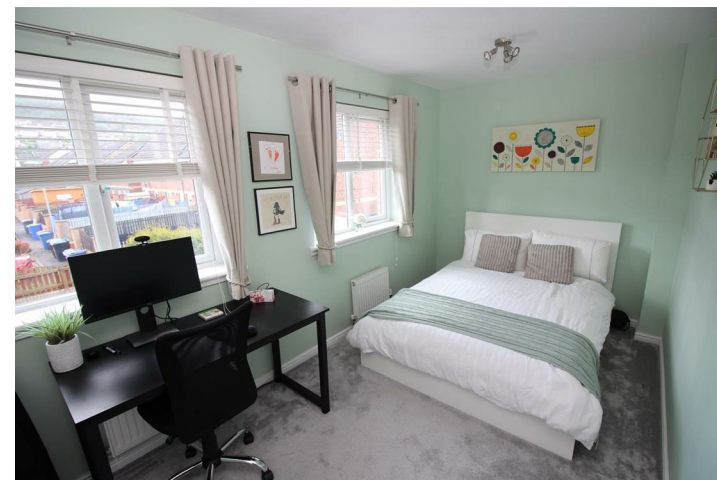
Master Bedroom

13'8" x 11'10" (4.19 x 3.61)



Bedroom 2

16'4" x 7'8" (4.98 x 2.34)



Bedroom 3

9'6" x 8'3" (2.90 x 2.54)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
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Bathroom



Ensuite Shower Room

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.

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