

*Brian Harkins
Estate Agents*



13 GLENPARK DRIVE, PORT GLASGOW, PA14 5AE

OFFERS OVER £195,000

C/TAX BAND: E

3 BEDROOM HOUSE - SEMI-DETACHED

EPC

*****CLOSING DATE TUESDAY 20TH MAY @ 12 NOON *****Occupying a much sought after and seldom available location this modern SEMI DETACHED VILLA offers a fantastic sized family home. Impressive views towards the Firth of Clyde and Hills beyond. Family accommodation which is in good decorative order throughout. Lying close to local schooling and amenities including transport links. Enclosed rear garden with Patio area. Garage

The spacious and well-designed accommodation comprises: Entrance Vestibule, Hallway with under stairs storage, sitting room with feature wall mounted Electric fire, Picture frame window to front with Phenomenal views towards the Firth of Clyde and Hills beyond, Karndean Flooring throughout.

On the first level there is a Modern Fitted Dining Kitchen with contemporary base and wall mounted units with low level lights, Electric hob and oven, Stainless steel extractor, ample worktop space, access to rear garden. Dining room and Family room on open plan with Kitchen.

On the second level there is the Bedroom two with fitted Double mirrored wardrobes and Bedroom three both with windows to front and Laminate flooring throughout.

On the upper level good sized Master Bedroom one with Double fitted wardrobes, window to rear and Karndean Flooring throughout.

Fitted luxury Bathroom with two piece suite and separate walk in shower cubicle, Heated Towel Rail, Wet Wall Paneling throughout.

A carpeted staircase leads to all levels.

Single garage separate from property to the rear.

Full gas central heating with combi boiler and double glazing has been installed ensuring a comfortable and ambient environment.

Garden grounds to front laid mainly to stone chippings and rear enclosed with Patio and Tiered terraces, drying Green,

Viewing of this property is highly recommended.

Lounge

15'8" x 18'2" (4.78m x 5.56m)



Dining / Kitchen/ Family room

22'10" x 21'8" (6.97m x 6.61m)



Bedroom 1

14'0" x 10'5" (4.27m x 3.18m)



Bedroom 2

10'5" x 13'8" (3.18m x 4.17m)



Bedroom 3
8'11" x 9'10" (2.72m x 3.02m)



Family Bathroom



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.



