



*Brian Harkins  
Estate Agents*

*2 PARK TERRACE, GOUROCK, PA19 1QE*

*OFFERS OVER £280,000*

*C/TAX BAND: E*

*2 BEDROOM BUNGALOW - DETACHED*

*EPC BAND:D*

\*\*\*\*\*CLOSING DATE WEDNESDAY 26TH  
FEBRUARY @12 NOON\*\*\*\*\*

Situated on a leafy residential street in the much sought-after neighborhood of Gourrock, this is a simply exquisite two-bedroom DETACHED BUNGALOW which is ideally suited for family living. Situated on a spacious plot, this elegant home offers spacious accommodation with generously sized garden grounds including Driveway and Garage.

Property Details:- Entrance Vestibule leading into Welcoming Entrance Hall with storage cupboard. Original cornicing throughout.

Bright and Spacious formal Lounge with bay window to front overlooking garden. Feature fireplace with gas fire. Dining Room with space for large dining table and chairs access to Kitchen.

Fitted Kitchen with matching wall and base units. Electric Hob, Oven and Stainless Steel Extractor. Door to garden. Window to rear overlooking garden and Sky light.

Two Double Bedrooms one to front and one to the rear both with fitted mirrored wardrobes.

Bathroom with White three-piece vanity suite, over the bath wall mounted shower and screen, Tiling throughout.

The specification includes Double Glazing and Gas Central Heating. Large floored Loft Storage space accessed with pull down ladder, Large Cellar storage access for side of house.

Externally, the property benefits from an abundance of outdoor space including a large Mono block driveway and Garage providing off street parking for multiple vehicles, and enclosed landscaped rear garden largely laid to lawn, with patio area.

The property must to viewed to fully appreciate the locale.

### Lounge

17'6" x 13'6" (5.35m x 4.12)



### Dining Room

12'7" x 12'8" (3.86m x 3.87m)



### Kitchen

9'1" x 8'11" (2.77m x 2.74m)



### Bedroom 1

10'9" x 13'1" (3.29m x 3.99m)



### Bedroom 2

12'8" x 10'5" (3.88m x 3.18m)



**Bathroom**  
5'4" x 8'2" (1.65m x 2.51m)

**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.



