



Cardon Square  
Renfrew  
PA4 8AP

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## Offers Over £260,000

This stunning 4 bedroom penthouse apartment is one of only 6 built within this impressive waterfront development by Miller Homes.

This particular apartment is the only one that has the added benefit where the main balcony does not join on to any neighbouring apartments and therefore gives much more privacy as well as a fantastic view. There are also a further two separate balconies, one from the bedroom and another from the upstairs study area.

Ferry Village is an impressive development including apartments, villas, town houses and penthouses. This landmark development on the banks of the River Clyde connects Braehead and Renfrew. It is just minutes away from Braehead Shopping Centre, Glasgow International Airport and a short drive from Glasgow's city centre.

Internally the apartment is in superb condition throughout and is being market in almost as new condition with a total floor are of c. 1500 sq ft which makes this a comfortable sized family home.



## Home Report Valuation £270,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP762252  
Postcode: PA4 8AP

Council Tax Band E

EPC Rating C



Outside the building there are lovely riverside walks, tarmac pavements and neat lawned areas in addition to ample visitor and resident parking. This property comes with a secure, private underground parking space and also benefits from a lift which takes you to the 4th floor where this property also has an entrance.

The accommodation comprises hallway with two useful storage cupboards and a double turn staircase to the upper floor.

The main lounge/dining area is immediately impressive with a double height ceiling, ample space for dining table and full width window with access to the large balcony which is wide enough to accommodate garden furniture and a table if required.



The kitchen has a range of floor and wall mounted storage units with complimentary worktop surfaces, range of integrated appliances including built in hob, oven and hood, integrated dishwasher and splash back tiling. Adjacent to this is a large utility room which currently has a large fridge freezer and plumbing for washing machine.

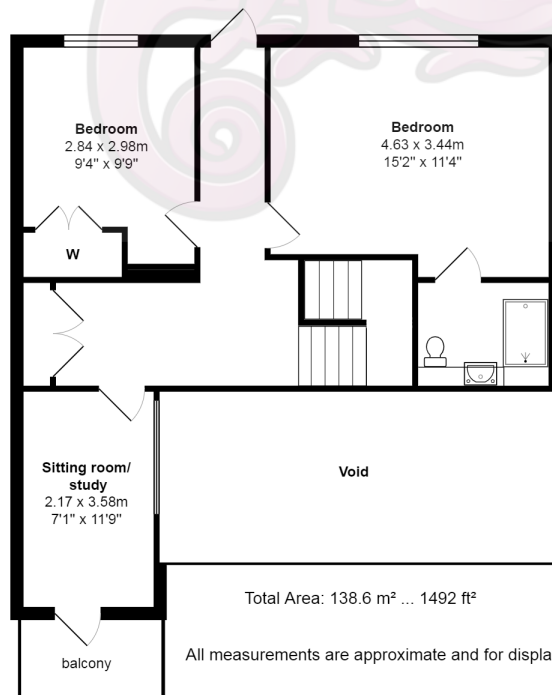
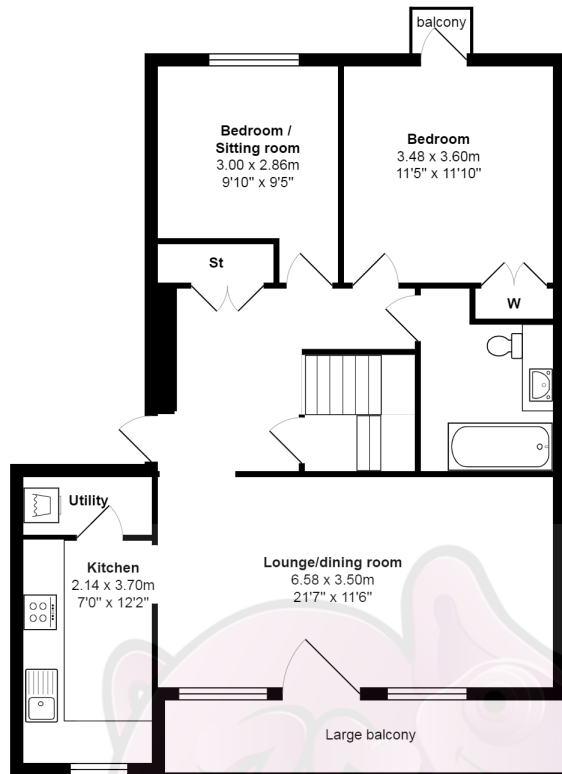
Also on this level are two bedrooms, one of which has a balcony to the rear facing west and overlooking the communal parking. The main bathroom is fully tiled and has a three piece suite comprising panelled bath, wash hand basin and a low level w.c. On the upper floor there are two further bedrooms, master with lovely en suite shower room and then at the far side a very quiet area with a study/sitting room which is in a great position overlooking the main lounge and with further door opening to a third private balcony.



The property further benefits from gas central heating, double glazing and security controlled entry system.

## Vendor Comments

*This has been a fantastic apartment and the views and privacy will be missed. So handy for Braehead and easy travel distance to Glasgow.*



## Location

Within the next 12 months the new two-lane bridge, costing c. £80 million, is schedule to be completed. This will accommodate vehicles, pedestrians and cyclists and open for passing ships, spanning 184-metres from Renfrew to the boundary between Glasgow and West Dunbartonshire. Ferry Village is strategically placed for ease of access to the M8 motorway network, Glasgow airport, Braehead Shopping Centre, X-cite leisure and entertainment complex. Glasgow city centre is easily accessible being within an average 15 minute commute.





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