11, WEYMOUTH CRESCENT, GOUROCK, PA19 1HR

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ESTATE AGENTS

Description

This is a rare opportunity to purchase a well presented three bedroom SEMI DETACHED VILLA with in the sought after Arran View estate. Offers an ideal first time purchase or family home. There is a monoblock driveway with space for two cars. Loft accessed by metal pull down ladder is partially floored and provides generous storage.

A landscaped south facing rear garden is enclosed by fencing and features a paved patio, decked area and lawned plot. French doors from the dining room lead directly to the garden which can also be reached from the kitchen. This is an ideal space for relaxing with family and friends on summer days. Specification includes: double glazing and gas central heating.

Accommodation comprises: Entrance Vestibule by UPVC double glazed door with side window. The front facing Lounge benefits from a focal point fireplace with log effect fire. The airy Dining Room is on semi open plan with the lounge and features French doors giving access to the garden. There is a fitted Kitchen with white high gloss units, black marble effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, oven and integrated fridge/freezer. A double glazed door leads to the garden.

Stairs lead to the Upper Landing which has a hatch to the loft. There are three Bedrooms which is ideal for families. Bedroom 2 benefits from fitted mirrored wardrobes. The 3rd child's bedroom is currently used as a dressing room and could also become a home office. The Bathroom with side window benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. Additional features include: wall/floor tiling and decorative panelled ceiling with downlighters.

Viewing is highly recommended for this three bedroom home within Arran View. EPC = C.

Measurements

Entrance Vestibule

Lounge
3.96m x 4.17m (13'0 x 13'8)

Dining Room
2.29m x 3.25m (7'6 x 10'8)

Kitchen
3.38m x 3.20m (11'1 x 10'6)

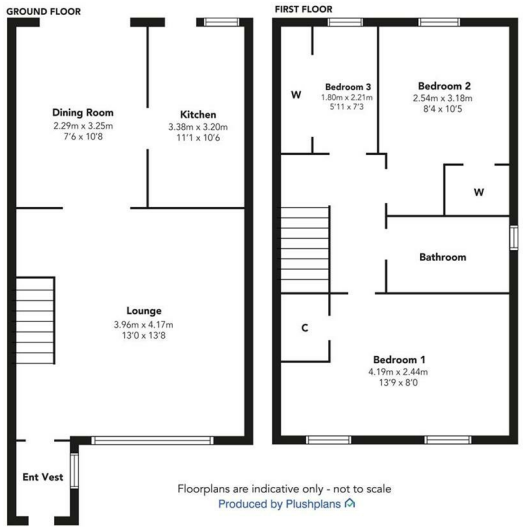
Upper Landing

Bedroom 1
4.19m x 2.44m (13'9 x 8'0)

Bedroom 2
2.54m x 3.18m (8'4 x 10'5)

Bedroom 3
1.80m x 2.21m (5'10" x 7'3")

Bathroom



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