



## 3 Bed Detached Bungalow

Fixed Price: £325,000

10 Ferryfield Road, Connel, by Oban, Argyll, PA37 1SR

\*\* £10,000 below the Home Report valuation \*\*

Welcome to this charming and well-presented family home, located in the sought after Ferryfield area of Connel, by Oban. This rarely available, meticulously maintained detached bungalow with easy access and one level living is set in a quiet cul-de-sac, corner plot making it ideal for those seeking a peaceful surroundings. Comprising; a bright spacious lounge, open plan kitchen/diner with recently installed designer wall and base units, complimented with integral appliances, 3 bedrooms, two shower rooms (one featuring a versatile utility multi-function layout). Further adding to its kerb appeal, this home, the front lawn with well stocked flower beds and off-road parking by private driveway. The property is positioned with village amenities nearby. Catch your train conveniently, drop by the doctor's surgery with café facilities in mere minutes or take in the spectacular sights of The Falls of Lora and iconic Connel Bridge with spectacular sunsets. Not to mention, Oyster Inn and Falls of Lora Hotel are just a short stroll away for delicious local food and refreshments. This home combines comfort and convenience and will appeal to a wide range of buyers. Highspeed broadband, 4G and digital television are available.

Council Tax Band E - EPC rating



  
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#### Entrance Hallway 2.85m x 2.15m

Welcoming space with parquet-style flooring, solid oak doors, built-in storage, modern electric radiator and spotlighting.

#### Shower/Utility Room 2.85m x 1.55m

White utility base unit with worktop, storage below and stainless steel sink. Space and plumbing for white goods, spotlights, clothes pulley, and tiled flooring. Located off the entrance hall for easy access to the drying green and dealing with muddy outdoor clothing on arrival to the property. Convenient combination room with back 2nd shower and toilet facilities featuring an electric shower enclosure, WC and heated towel rail.

#### Lounge 5.86m x 4.39m

Spacious and bright living space with carpeted flooring, featuring pendant lighting, TV point, two energy efficient electric heaters radiators and twin picture windows overlooking the front garden. Ample room for lounge furniture.

#### Kitchen/Diner 5.67m x 3.28m

Modern, open-plan space with designer two-tone shaker-style cabinets, cup handles, marble worktops, stainless steel countersunk sink, integrated appliances, various storage solution including wine rack, spice rack carousel storage and extendable worktop, breakfast bar with storage, inset induction hob with integrated extractor hood above. Dining area with ample space for furniture, 2 modern electric radiator, feature pendant lighting, oak effect laminate flooring, fully glazed French doors leading to the rear deck and garden.

#### Inner Hallway 2.60m x 1.50m

Carpeted hallway with solid oak doors, pendant lighting, modern electric radiator, loft access, and a storage cupboard.

#### Bedroom One 3.66m x 3.20m

Good sized double bedroom with triple built-in wardrobes, modern electric radiator, picture window, pendant lighting, carpeted flooring and ample space for freestanding furniture.

#### Bedroom Two 3.11m x 3.31m

Double bedroom with carpeted flooring, double built-in wardrobes, modern electric radiator, pendant lighting, and window view to the rear garden.

#### Bedroom Three 2.99m x 2.41m

Small double bedroom currently used as a home office, with carpeted flooring, space for furniture, modern electric radiator and spotlighting.

#### Family Shower Room 2.01m x 1.92m

Modern white three piece suite with a thermostatic quadrant shower enclosure, WC and WHB with a fully fitted bathroom furniture storage unit, wet wall splashbacks, vinyl flooring, and a heated towel rail.

#### Gardens

Tarmac driveway, front lawn with well stocked flower beds, side gardens with gated access, enclosed rear gardens with a raised deck, flower beds, lawn, greenhouse, and a large timber detached workshop with power and light. Woodland back drop, French door access to the kitchen diner and privacy are main features of the rear garden.

#### Location

Connell is a charming village with a doctor's surgery, train station connecting Oban and Glasgow. 2 local restaurants to enjoy local produce and refreshments are within walking distance of the property. Connell is well known for the Falls of Lora tidal rapids formed where Loch Etive meets the sea, and Connell Bridge is a distinctive iron bridge that spans the narrowest point of the falls. Oban, just a short drive away, has mainstream amenities, schooling, hospital, a large selection of restaurants, independent and national shopping outlets. From Oban pier you can enjoy freshly landed seafood or take a ferry to the Inner and Outer Hebrides islands.

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