



**17, GLEN KINGLAS
AVENUE, GREENOCK, PA16 9NN**



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ESTATE AGENTS



Description

Set in the sought after Overton area this beautifully presented three bedroom, two public room MID TERRACED VILLA offers an ideal family home. Enjoys a cul de sac setting and features a re-rendered exterior which was completed in 2018. There is shared resident's parking next to the property.

Specification includes: double glazing and gas central heating. An enclosed landscaped rear garden features a paved patio, lawned plot, pebbled area and hardstand for a siting a shed. Conveniently located for primary schooling and transport facilities.

Impressive apartments comprise: Entrance Hallway by UPVC double glazed door with two storage cupboards. A quality WC Compartment offers a two piece suite comprising: vanity wash hand basin set within white high gloss unit and wc. There is a rear facing Lounge overlooking the garden. A separate Dining Room could also be used as a 4th bedroom.

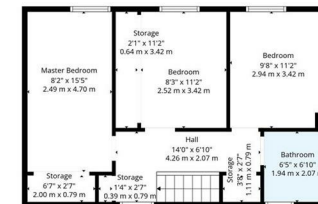
The quality rear facing Kitchen features white high gloss units, grained style work surfaces areas and partial wall tiling. A range of appliances include: stainless steel chimney extractor hood, gas hob and electric oven. A double glazed door leads to the garden.

Stairs lead to Upper Landing with front window, two inbuilt cupboards and hatch to the loft. There are three double sized Bedrooms. The 1st and 2nd bedrooms both benefit from fitted wardrobes. There is a quality Shower Room with three piece suite with vanity wash hand basin, wc and shower cubicle. Additional benefits include: wall/floor tiling and chrome style heated towel rail.

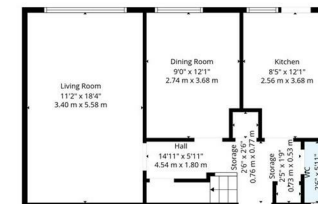
Viewing is essential for this impressive three bedroom family home. EPC = C.

Measurements

- Hallway
- Lounge
3.40m x 5.59m (11'2 x 18'4)
- Dining Room
2.74m x 3.68m (9'0 x 12'1)
- Kitchen
2.57m x 3.66m (8'5 x 12'0)
- Upper Landing
- Bedroom 1
2.49m x 4.70m (8'2 x 15'5)
- Bedroom 2
2.51m x 3.40m (8'3 x 11'2)
- Bedroom 3
2.95m x 3.40m (9'8 x 11'2)
- Shower Room



2nd Floor



1st Floor

TOTAL: 1006 sq. ft, 94 m2
 1st floor: 525 sq. ft, 49 m2, 2nd floor: 481 sq. ft, 45 m2
 EXCLUDED AREAS: STORAGE: 64 sq. ft, 6 m2, WALLS: 97 sq. ft, 7 m2













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