



17, RYAN ROAD, WEMYSS BAY, PA18 6DH



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ESTATE AGENTS



Description

Set within a sought after cul de sac this two bedroom DETACHED BUNGALOW is a rarely available style of family home in this location. Particular features include a monblocked driveway with space for two cars which leads to the garage with light and power installed. A courtesy door to the garage allows access from the rear garden. The garage may offer future development potential to create additional living accommodation, subject to requisite permissions being granted. Ideally suits a variety of purchasers including families and downsizers with accommodation all on the one level.

The enclosed landscaped rear garden features a lawned plot and decked area which is an ideal space for relaxing on summer days. The front garden offers a lawned plot with paved path to the entrance door. Specification includes: double glazing and gas central heating. The property lies a few minutes walk from the primary school, plus local shops, transport facilities are nearby including the railway station with regular service to Glasgow and ferry service to Bute.

Accommodation comprises: A UPVC double glazed door with glazed side panel leads to the "L" shaped Hallway with inbuilt cupboard. There is spacious Lounge/Dining Room with rear facing French doors leading to the rear garden. The bright fitted Kitchen with side window features oak style grained units, work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, washing machine, integrated fridge/freezer and dishwasher.

There are two double sized Bedrooms which both benefit from mirrored wardrobe storage. The front facing Bathroom offers a three piece suite comprising: vanity wash hand basin, wc and bath with "Triton" shower. Additional benefits include: wall/floor tiling and chrome style heated towel rail.

Viewing is highly recommended for this seldom available style of detached home. EPC = C.

Measurements

Hallway

Lounge
6.02m x 3.48m (19'9 x 11'5)

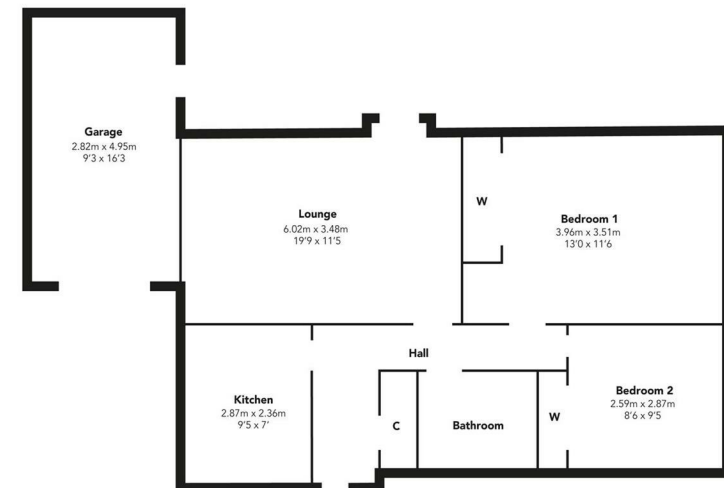
Kitchen
2.87m x 2.36m (9'5 x 7'9)

Bedroom 1
3.96m x 3.51m (13'0 x 11'6)

Bedroom 2
2.59m x 2.87m (8'6 x 9'5)

Bathroom

Garage
2.82m x 4.95m (9'3 x 16'3)



Floorplans are indicative only - not to scale
Produced by Plushplans











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