



**2.1, 19, CARDWELL
ROAD, GOUROCK, PA19 1UG**





Description

Occupying a desirable location within the popular Cardwell Bay area this beautifully presented, bright and particularly spacious two bedroom, two public room SECOND FLOOR FLAT lies within a traditional red sandstone property situated close to the waterfront and the Battery Park. This home suits a variety of buyers including: first time buyers, downsizers and investors.

Access to the property is by a character filled communal entrance stair with ornate handrail and period style tiling. There is a communal rear drying green. Specification includes: double glazing and gas central heating. Private cellar. The building is protected by a security door entry system. Conveniently positioned for local shops, amenities and transport facilities.

Highly impressive accommodation comprises: Entrance Vestibule by timber door with single glazed panel above which leads by a further single glazed door to the Reception Hallway. There is an airy front facing bay windowed Lounge featuring ornate cornice, ceiling rose and focal point fireplace and oblique views to the Lyle Hill. An archway leads to the Dining Room which can also be accessed from the hallway. The Kitchen with rear window benefits from beech style fitted units, grey/black marble style work surfaces and matching splashback. Appliances include: stainless steel chimney extractor hood, electric ceramic hob and oven.

There are two double sized Bedrooms. The rear facing 1st bedroom enjoys glimpses beyond trees to the River Clyde and Rosneath Peninsula. The Shower Room with rear window features a quality three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and double sized shower cubicle with chrome style shower. Additional benefits include: partial wall tiling and tiled floor.

Viewing is highly recommended for this generous sized well presented home close to the waterfront. EPC = C.

Measurements

Entrance Vestibule

Hallway
2.57m x 5.31m (8'5" x 17'5")

Lounge
5.66m x 4.70m (18'7" x 15'5")

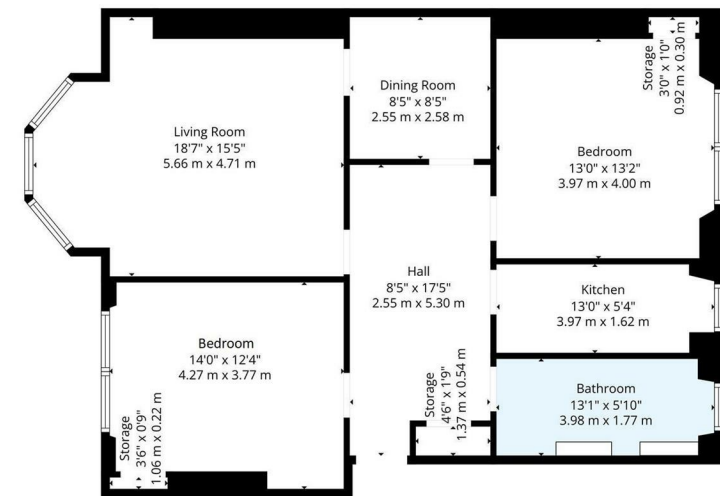
Dining Room
2.57m x 2.57m (8'5" x 8'5")

Kitchen
3.96m x 1.63m (13'0" x 5'4")

Bedroom 1
3.96m x 4.01m (13'0" x 13'2")

Bedroom 2
4.52m x 3.76m (14'10" x 12'4")

Shower Room

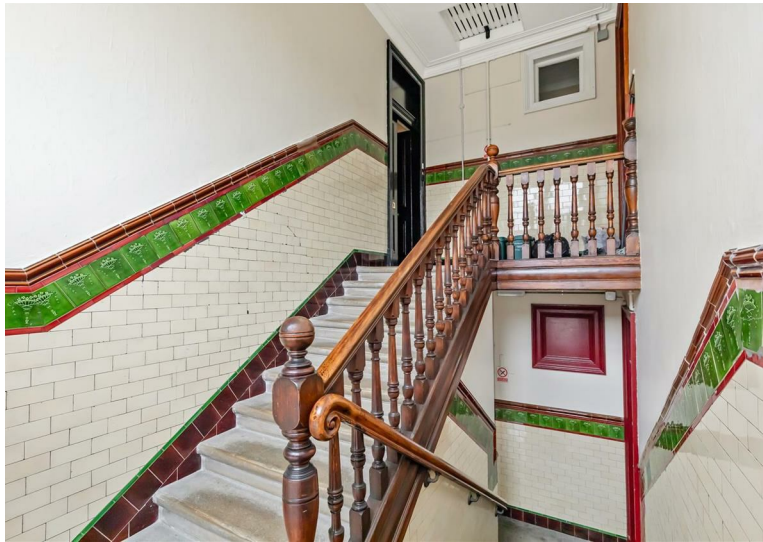












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