



135, KIRN DRIVE, GOUROCK, PA19 1EF



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## Description

This immaculately presented and stylish two bedroom LOWER QUARTER VILLA lies within a highly desirable Midton location plus benefits from both private front and side entrance doors. There are spacious private sections of garden which extend to the front and rear. The south facing front garden features a paved patio and lawned plot. The generous sized private section of rear garden features a paved patio ideal for entertaining with pebbled plot and timber shed.

Specification includes: gas central heating, double glazing and laminate flooring. Conveniently positioned for primary and secondary schooling, plus local shops and transport facilities. Offers an ideal first time home and would also suit downsizers.

Impressive apartments comprise: Entrance Vestibule by UPVC double glazed door leads to the Hallway by a single glazed door. The front facing spacious Lounge is a bright apartment. The quality Kitchen features white high gloss units, concrete style work surfaces and matching splashback. Appliances include: gas hob, electric oven, dishwasher and washing machine. NB. the extractor hood is not working. A Side Porch is on open plan with the kitchen and has glazed windows plus gives direct access to the rear garden via a UPVC double glazed door.

There are two double sized Bedrooms. The rear facing 1st bedroom benefits from fitted wardrobe with mirrored doors and the 2nd bedroom offers two inbuilt cupboards. The quality Bathroom has a rear window plus features a three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style shower. Specification includes: wall and floor tiling, chrome style heated towel rail and decorative panelled ceiling with downlighters.

Immediate viewing is advised for this beautifully presented home. EPC = C

## Measurements

Entrance Vestibule

Hallway

Lounge  
4.29m x 4.01m (14'1 x 13'2)

Kitchen  
2.72m x 3.15m (8'11 x 10'4)

Side Porch  
0.94m x 3.45m (3'1 x 11'4)

Bedroom 1  
4.11m x 3.28m (13'6 x 10'9)

Bedroom 2  
3.48m x 2.82m (11'5 x 9'3)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 











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