



0.2, 29, CARDWELL
ROAD, GOUROCK, PA19 1UW



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ESTATE AGENTS



Description

Occupying a desirable location in the popular Cardwell Bay area close to the waterfront and the Battery Park this well presented, upgraded two bedroom GROUND FLOOR FLAT suits a variety of purchasers including first time buyers, downsizers and investors. A converted basement/cellar accessed separately from the communal close is currently used for additional living accommodation and may offer potential for a holiday let, subject to permissions being granted.

Private enclosed south facing front garden with patio plus a communal rear drying green. Gas central heating. Boiler and double glazing replaced in recent years. Convenient for local shops, amenities and transport facilities.

Accommodation comprises: Entrance Hallway which is reached by timber door. The airy Lounge with two light window formation and shelved alcove is on open plan with the quality refitted Kitchen which features grey toned units, grained effect work surfaces and splashback. Appliances include: stainless steel chimney hood, electric ceramic hob, oven, washing machine, fridge and freezer.

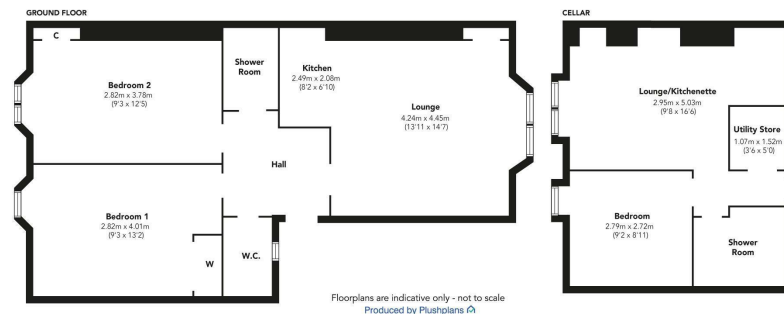
There are two rear facing double sized Bedrooms. The refitted Shower Room offers a two piece suite comprising: vanity wash hand basin set in white unit and double sized shower cubicle with chrome style shower. Additional features: wet wall panelling, decorative ceiling and heated towel rail. There is a separate WC compartment with two piece suite including: pedestal wash hand basin and wc.

The converted Basement/Cellar features electric heating and currently offers: Hall which leads to the Lounge/Kitchenette with white fitted units, grey toned breakfast bar, electric hob and oven. There is a rear facing Bedroom. Utility Store plumbed for washing machine. Shower Room offers vanity wash hand basin, wc and shower cubicle. Specification includes: wet wall panelling, decorative panelled ceiling and chrome style heated towel rail.

Viewing is advised. EPC = C.

Measurements

Hall
Lounge
4.24m x 4.45m (13'11 x 14'7)
Kitchen
2.49m x 2.08m (8'2 x 6'10)
Bedroom 1
2.82m x 4.01m (9'3 x 13'2)
Bedroom 2
2.82m x 3.78m (9'3 x 12'5)
Shower Room
WC Compartment
Cellar: Hall
Cellar: Lounge/Kitchenette
2.95m x 5.03m (9'8 x 16'6)
Cellar: Bedroom
2.79m x 2.72m (9'2 x 8'11)
Cellar: Utility Store
1.07m x 1.52m (3'6 x 5'0)
Cellar: Shower Room













The next step..



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