



35, RODNEY ROAD, GOUROCK, PA19 1XG



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ESTATE AGENTS





## *Description*

This is a rare opportunity to purchase an upgraded, beautifully presented two bedroom UPPER QUARTER VILLA with private main door entry and pebbled driveway providing off street parking. A further benefit is the generous sized private section of rear garden with lawned plot, paved patio and storage shed. The exterior has been repainted in recent years. There is a partially floored loft accessed by pull down ladder.

Lies within a sought after location conveniently situated for transport facilities and schooling, plus the popular Darroch Park is nearby. Specification includes: double glazing and gas central heating.

Accommodation comprises: Entrance Vestibule / Stair by UPVC double glazed door with side window and inbuilt cupboard. The Hallway has an inbuilt cupboard and hatch to the loft. There is a bright front facing Lounge featuring views over Gourock towards the River Clyde and hills in the distance.

The refitted Kitchen has a rear facing window plus light grey fitted units, oak style work surfaces, splashback tiling and an inbuilt cupboard. Appliances include: extractor hood, gas hob and electric oven.

There are two double sized Bedrooms. The 2nd double bedroom benefits from two wardrobes. The quality Bathroom with rear window features a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. Additional features include: partial wall tiling and wall mounted electric fan heater.

Immediate viewing is highly recommended for this impressive home. EPC = C.

## *Measurements*

Entrance Vestibule/Stair

Hallway

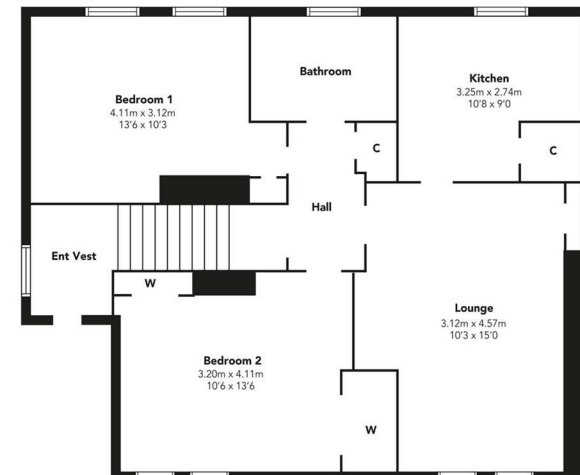
Lounge  
3.12m x 4.57m (10'3 x 15'0)

Kitchen  
3.25m x 2.74m (10'8 x 9'0)

Bedroom 1  
4.11m x 3.12m (13'6 x 10'3)

Bedroom 2  
3.20m x 4.11m (10'6 x 13'6)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 









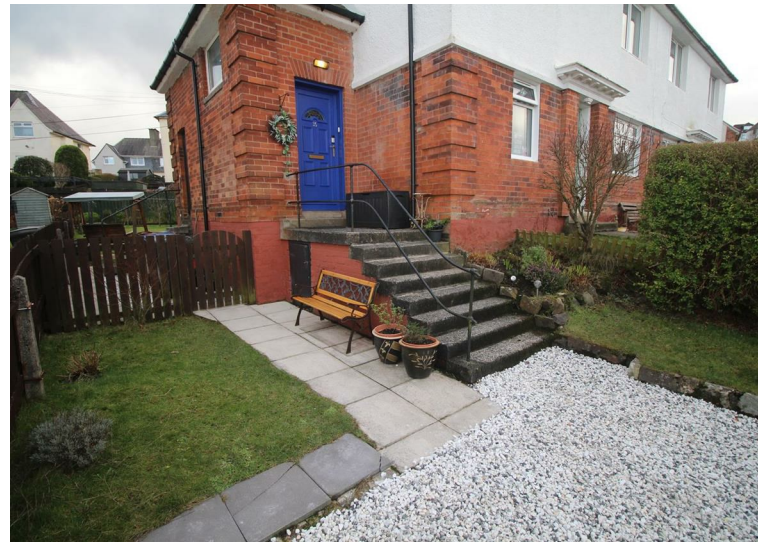
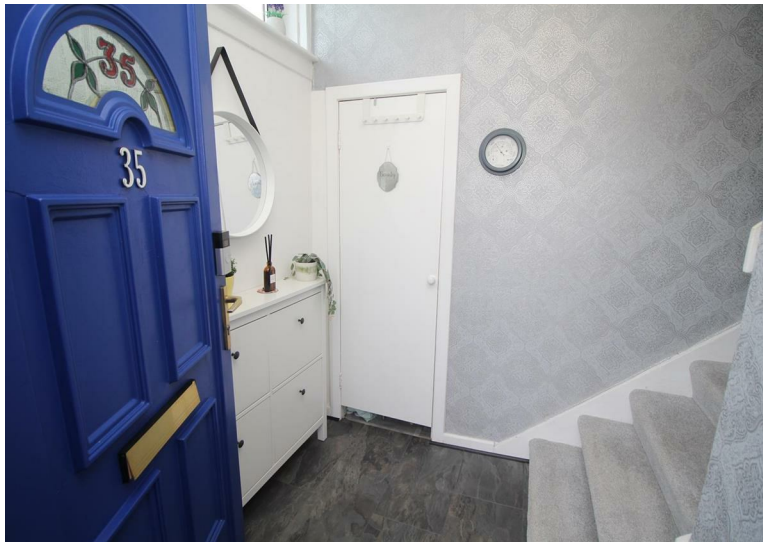












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