



8, CAWDOR
CRESCENT, GREENOCK, PA16 7LR



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ESTATE AGENTS



Description

Enjoying a sought after location in the desirable Fancy Farm area this beautifully presented upgraded and extended two bedroom SEMI DETACHED VILLA features a generous sized conservatory perfect for relaxing / entertaining with friends / family. A further benefit are the landscaped enclosed front and rear gardens which offer various decked seating areas ideal for spending time outside on summer days. The rear garden includes a timber shed and paved patio area.

Specification includes: double glazing and gas central heating with new boiler installed around two years ago. There are front views towards the Kip Valley and the countryside. A fixed stair leads to the floored and lined loft with "Velux" which offers useful storage.

Impressive apartments comprise: Entrance Porch which was rebuilt around three years ago with UPVC double glazed door plus windows to the front and side. The Hallway is reached by a further double glazed UPVC door with inbuilt cupboard. There is a bright front facing Lounge with focal point fireplace and French doors allowing direct access to the conservatory which can also be reached from the kitchen. The spacious Conservatory overlooks the rear garden.

The quality fitted Kitchen features white high gloss units, dark grey units and splashback tiling. Appliances include: chimney extractor hood, electric ceramic hob and oven.

Stairs leads to the Upper Landing. There are two double sized Bedrooms. The rear facing 2nd bedroom features fitted mirrored wardrobes. The quality refitted Shower Room was installed around a year ago offering a three piece suite comprising: vanity wash hand basin set within a white high gloss unit, wc and double sized shower cubicle with chrome style shower. Specification also includes: marble style wet wall panelling, decorative panelled ceiling with downlighters and chrome style heated towel rail.

Immediate viewing is advised for this excellent family home. EPC = D

Measurements

Entrance Porch

Hall

Lounge

3.53m x 5.56m (11'7 x 18'3)

Conservatory

4.09m x 2.90m (13'5 x 9'6)

Kitchen

2.79m x 3.18m (9'2 x 10'5)

Upper Landing

Bedroom 1

4.55m x 2.72m (14'11 x 8'11)

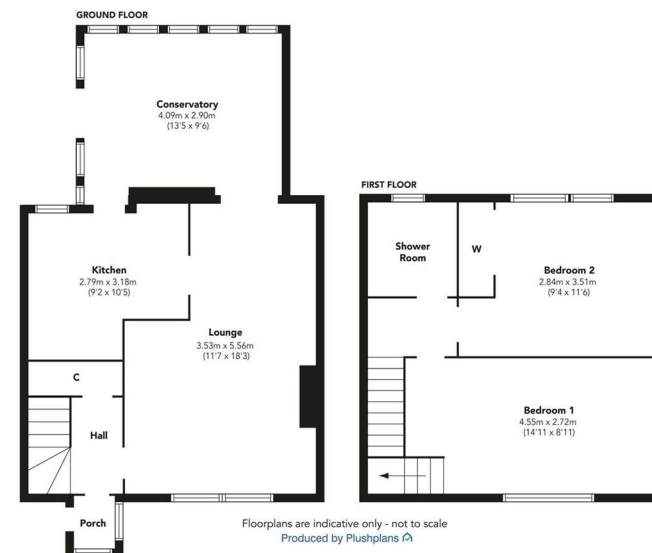
Bedroom 2

2.84m x 3.51m (9'4 x 11'6)

Shower Room

Floored & Lined Loft

5.38m x 2.59m (17'8 x 8'6)

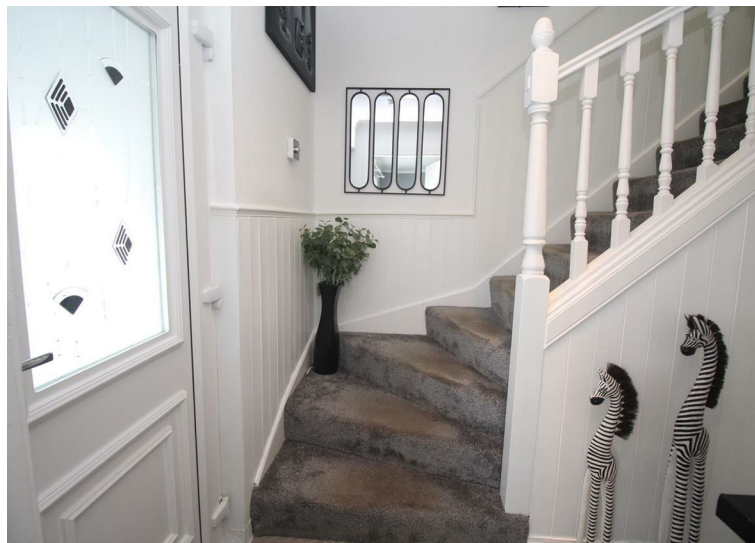












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