



18, BROOMBERRY
DRIVE, GOUROCK, PA19 1JY





Description

This well presented spacious three bedroom, two public room SEMI DETACHED VILLA offers an excellent family home in a desirable location convenient for the town centre, schooling and transport facilities. A particular feature is the spacious dining room which is a perfect space for family living lying on semi open plan with the quality fitted kitchen.

Set within enclosed gardens which extend to the front and rear. The front garden offers a lawned area, additional plot plus paved path next to the house which leads to the terraced south facing rear garden featuring a lawned plot and further sloping area beyond extending into the woodland backing onto Tower Hill. Specification includes: double glazing and gas central heating.

Impressive accommodation comprises: Entrance Vestibule by timber door with tiled floor leads by further double glazed door to the welcoming Hallway. The front facing bay windowed Lounge features two vertical radiators and could also be used as a 4th bedroom. The Dining Room with focal point oak mantelpiece with wood burner stove overlooks the rear garden. There is a quality fitted Kitchen with off white high gloss units, grey work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, five ring gas hob, double oven, integrated fridge/freezer and dishwasher. A UPVC double glazed door leads to the rear garden. There is a plumbed Utility Store with side window. The 1st Bedroom is located on the ground floor with bay window formation.

Stairs lead to Upper Landing with side window and inbuilt cupboard offering access to the eaves. There are two further double sized Bedrooms. A useful store room with skylight is reached from bedroom 2. There is a quality Shower Room with rear window plus three piece suite offering: vanity wash hand basin within black high gloss unit, wc and double sized shower cubicle. Additional features include: heated towel rail and partial wall tiling.

Must view. EPC = D.

Measurements

Entrance Vestibule

Hallway

Lounge

3.94m x 4.83m (12'11 x 15'10)

Dining Room

3.91m x 4.27m (12'10 x 14'0)

Kitchen

4.67m x 2.36m (15'4 x 7'9)

Utility Store

1.70m x 1.37m (5'7 x 4'6)

Bedroom 1

3.05m x 4.85m (10'0 x 15'11)

Upper Landing

Bedroom 2

5.16m x 3.61m (16'11 x 11'10)

Bedroom 3

3.73m x 3.35m (12'3 x 11'0)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans Ltd











Agents Notes:

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**60 West Blackhall Street
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