

Chapelton Gardens, Dumbarton

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Offers Over
£218,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Rarely available family size THREE BEDROOM SEMI DETACHED VILLA with an appealing head of cul-de-sac location.

Accommodation comprises entrance porch leading to hallway with handy downstairs W.C located off. Spacious full length lounge/diner, focal wall with fire surround and electric fire inset. Ceiling cornice, neutral decoration and laminate flooring. Defined dining area ideal for formal or informal dining arrangements.

Fitted kitchen with a range of wall and base mounted units presented over three sides. Four burner gas hob, electric oven and hood. Sink and drainer with spray head mixer tap. Composite worktop surfaces with co-ordinated splashbacks and door to side garden.

Upper accommodation comprises front facing double bedroom with fitted wardrobe assembly. Second rear facing double bedroom and third front facing bedroom both with built in storage cupboards. All bedrooms have ample floor space for free standing furniture. Upper hall laundry cupboard and loft access hatch. Modern family shower room comprising walk in shower cubicle, close couple W.C and vanity unit incorporating wash hand basin. Easy clean wet wall around shower area and tiling to remainder.

Mature garden area with driveway and lawn area to front bound by dwarf wall and wrought iron gates. Rear garden mainly laid to lawn with pathway. Dual brick built outbuildings ideal for storage.

Additional benefits include gas central heating and double glazing. Early viewing is recommended to appreciate the accommodation on offer.

Floorplan & Room Sizes



1ST FLOOR



2ND FLOOR

Lounge/Diner 6.6m x 3.5m (21'8" x 11'6")

Kitchen 3.5m x 3m (11'6" x 9'10")

Downstairs W.C 1.5m x 0.75m (4'11" x 2'6")

Bedroom 1 3.9m x 3.95m (12'10" x 13'0")

Bedroom 2 3.95m x 2.55m (13'0" x 8'5")

Bedroom 3 2.1m x 3.15m (6'11" x 10'4")

Shower Room 2.15m x 1.7m (7'1" x 5'7")





To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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