



1/1, 13, CARDWELL
ROAD, GOUROCK, PA19 1UG

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ESTATE AGENTS





Description

Occupying a central location close to Cardwell Bay, the waterfront and the Battery Park this generous sized two bedroom FIRST FLOOR FLAT offers an ideal starter home, offers rental investment potential and would also suit downsizers. Conveniently positioned for local shops including the new Co-Op store, amenities and transport facilities.

The well presented communal close features an ornate handrail. A shared drying green/ communal garden is located to the rear of the property with communal outbuilding. Specification includes: double glazing and gas central heating.

The impressive accommodation comprises: Reception Hallway by timber door with two inbuilt cupboards. There is a bright south facing Lounge with three light bay window and fireplace with marble surround/hearth. NB. the gas fire is disconnected. There is space within this room for a dining area next to the kitchen. The Kitchen features maple style units, marble effect work surfaces and splashback tiling. Appliances include: extractor hood, gas cooker, fridge/freezer and washing machine.

There are two double sized Bedrooms. The rear facing 1st bedroom offers a bank of fitted mirrored wardrobes. There is a Bathroom with rear window which benefits from a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. Additional features include: partial wall tiling.

Early viewing is highly recommended for this affordable home. EPC = C.

Measurements

Hallway

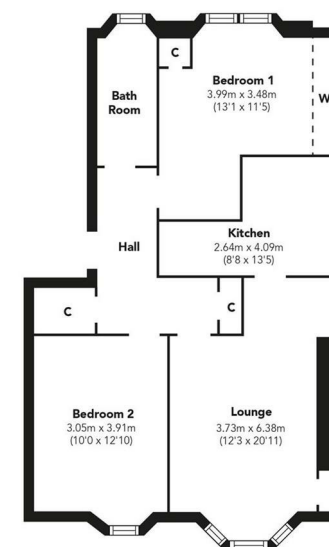
Lounge
3.73m x 6.38m (12'3 x 20'11)

Kitchen
2.64m x 4.09m (8'8 x 13'5)

Bedroom 1
3.99m x 3.48m (13'1 x 11'5)

Bedroom 2
3.05m x 3.91m (10'0 x 12'10)

Bathroom



Floorplans are indicative only - not to scale
Produced by Plushplans 









**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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