



2/1, 35, CARDWELL
ROAD, GOUROCK, PA19 1UW



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ESTATE AGENTS





Description

This is a rare opportunity to purchase a spacious one bedroom TOP FLOOR FLAT set within a popular development next to the waterfront which enjoys impressive rear views over Cardwell Bay to River Clyde with the hills beyond. We believe that the floor area of this one bedroom flat is the same as the other two bedroom flats situated within this development. The internal layout could be altered to subdivide the current bedroom creating two bedrooms, subject to requisite permissions being granted.

There is essential resident's car parking accessed from Cove Road with one space available for each resident in the building. Access to the property is available by doors located to the front and rear of the property.

Features include: a communal drying area, bin store and private cellar which are all located on the ground floor. The building is protected by a security door entry system. Conveniently situated for a range of amenities, local shops, transport facilities and the Battery Park is a short walk away. Specification includes: double glazing, electric heating and timber panelled flooring.

Apartments comprise: Entrance Hallway which is reached by a single glazed panelled door with two inbuilt storage cupboards. The hallway is an open plan with the bright rear facing Lounge which features River Clyde views. There is a rear facing Kitchen which enjoys views over Cardwell Bay and features mahogany style units, marble effect work surfaces plus splashback tiling. Appliances include: electric cooker, washing machine and fridge/freezer.

There is a large double sized front facing Bedroom with two light window formation. The Bathroom features a three piece suite comprising: pedestal wash hand basin, wc and bath with "Triton" shower. There is partial wall tiling.

Early viewing is advised for this home next to the waterfront. EPC = D.



Measurements

Hallway

Lounge

3.81m x 7.16m (12'6 x 23'6)

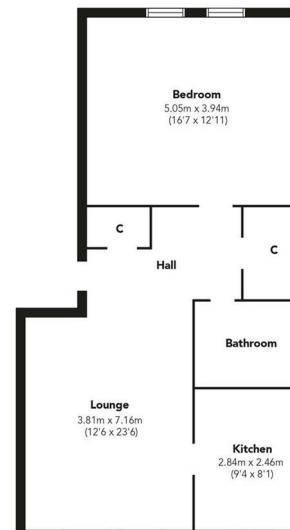
Kitchen

2.84m x 2.46m (9'4 x 8'1)

Bedroom

5.05m x 3.94m (16'7 x 12'11)

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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