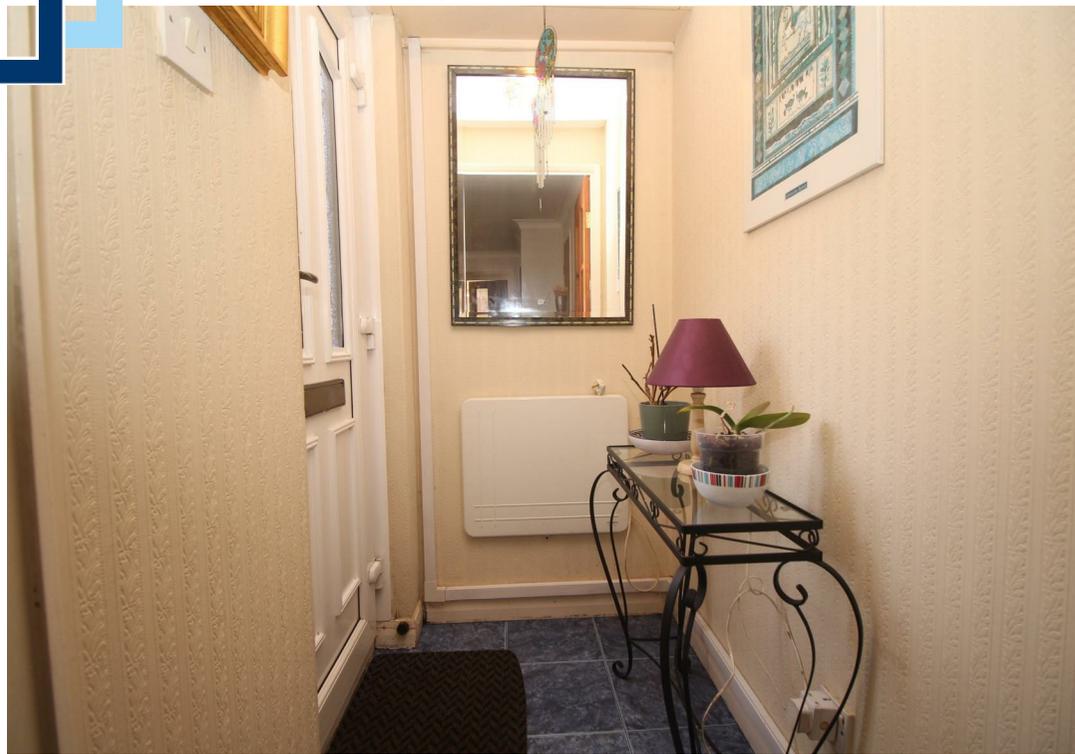




107, BOURNEMOUTH  
ROAD, GOUROCK, PA19 1HN



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## **Description**

This is a rare opportunity to acquire a one bedroom MAIN DOOR FLAT set in a highly popular cul de sac location within Arran View. Specification includes: an allocated parking space for one car plus additional communal visitor parking is available. A particular feature is the south facing enclosed rear garden with paved patio, pebbled plot and storage shed which is a perfect space for relaxing on summer days. There is a compact section of front garden with lawned and pebbled areas.

Specification includes: double glazing and gas central heating. Offers an ideal starter home and would also suit downsizers.

Accommodation comprises: Entrance Vestibule by UPVC double glazed door and tiled floor. The front facing Lounge has an oak style fireplace with inset electric fire plus generous sized inbuilt storage cupboard. An Inner Hallway has an additional storage cupboard. The rear facing Kitchen features a double glazed UPVC door leading to the garden and rear window. There is a range of white high gloss fitted units, grey work surfaces and splashback tiling. Appliances include: electric ceramic hob, oven, washing machine and fridge / freezer.

The rear facing double sized Bedroom benefits from a fitted mirrored wardrobe. The refitted Wet Room has a three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and chrome style shower. There is wet wall panelling.

Immediate inspection is advised for this home. EPC = C

## **Measurements**

Entrance Vestibule

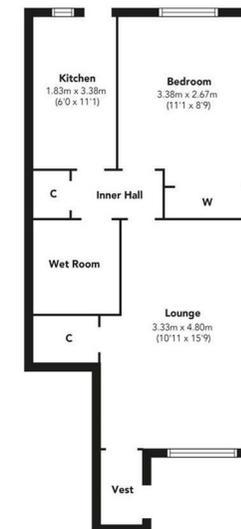
Lounge  
3.33m x 4.80m (10'11 x 15'9)

Inner Hall

Kitchen  
1.83m x 3.38m (6'0 x 11'1)

Bedroom  
3.38m x 2.67m (11'1 x 8'9)

Wet Room



Floorplans are indicative only - not to scale  
Produced by Plushplans 











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next  
step..



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**Agents Notes:**

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