



94B, MANOR
CRESCENT, GOUROCK, PA19 1UP





Description

Occupying a desirable location close to Cardwell Bay this is a rare opportunity to acquire a well presented one bedroom GROUND FLOOR FLAT in the Lindon Manor development. Lies convenient for local shops, amenities and transport facilities, plus the Battery Park is a short walk from the property. There are oblique views towards Cardwell Bay from the lounge. This is the first time the flat has been on the market since it was built in 1997.

There is an allocated parking space to the rear of the building. Well maintained communal grounds extend to the front of the building. Specification includes: security door entry system, double glazing, gas central heating and laminate flooring.

Apartments comprise: welcoming Hallway with storage cupboard. There is an airy front facing Lounge with four light bay window, oak style fireplace with inset electric fire. The fitted Kitchen has a two light side window and range of white grained units, blue toned marble style work surfaces and splashback tiling. Appliances include: extractor hood, gas hob, electric oven, washing machine and fridge/freezer.

There is a double sized rear facing Bedroom with fitted mirrored wardrobe. The Bathroom has a side window and three piece suite comprising: pedestal wash hand basin, wc plus bath with "Triton" shower. There is partial wall tiling.

Early viewing is highly recommended. EPC = C

Measurements

Hallway

Lounge

3.53m x 5.36m (11'7 x 17'7)

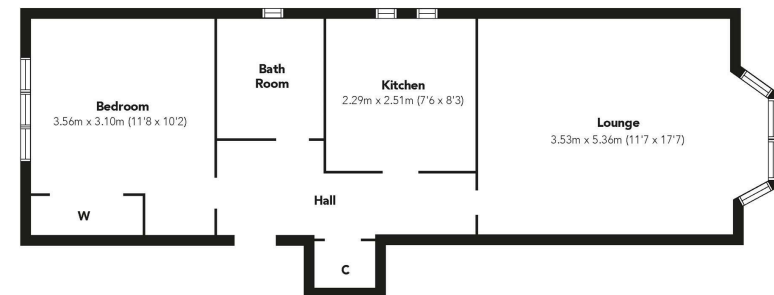
Kitchen

2.29m x 2.51m (7'6 x 8'3)

Bedroom

3.56m x 3.10m (11'8 x 10'2)

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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next
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