



KILMENY

26, JOHN STREET, GOUROCK, PA19 1PT

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ESTATE AGENTS





Description

This immaculately presented three bedroom SEMI DETACHED VILLA has been upgraded by the current owner to offer a stylish family living. A particular feature is the stunning bathroom which has been refitted in 2024. Occupies a sought after central location close to the town centre with all its amenities, shops and transport facilities. The property features ornate traditional detailing which further adds to its character.

Specification includes: double glazing and gas central heating. There are oblique views to the River Clyde, Cardwell Bay and Lyle Hill. An enclosed rear garden features a paved patio which is a perfect space for relaxing on summer days with lawned plot adjacent and external store.

Highly impressive apartments comprise: Entrance Vestibule by timber door which in turn leads by a UPVC double glazed door to the welcoming Reception Hallway. There is a bright and spacious front facing bay windowed Lounge with marble fireplace, matching mirror and inset electric fire. The Dining Kitchen offers a range of white fitted units, black/grey marble style work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven. There is space for a table and chairs within the feature alcove. An additional Family Room/Dining Room and provides access to the garden by a UPVC door plus there is a walk in storage cupboard.

Staircase with ornate banister leads to the Mezzanine Level. There is luxury refitted Bathroom with four piece suite comprising: vanity wash hand basin set within oak style unit, wc, bath with mixer shower and double sized shower cubicle with chrome style shower. Additional benefits include: chrome heated towel rail, partial wall tiling and tiled floor.

The Upper Landing features a "Velux" window and hatch to loft. There are two double sized Bedrooms and 3rd single Bedroom. The 1st bedroom has fitted mirrored wardrobes.

Early viewing is essential for this home. EPC = D.

Measurements

Entrance Vestibule

Hallway

Lounge

4.37m x 5.38m (14'4 x 17'8)

Dining Kitchen

4.70m x 3.81m (15'5 x 12'6)

Family Room/Dining Room

3.12m x 3.18m (10'3 x 10'5)

Mezzanine Level

Bathroom

Upper Landing

Bedroom 1

3.40m x 5.46m (11'2 x 17'11)

Bedroom 2

3.58m x 3.81m (11'9 x 12'6)

Bedroom 3

2.29m x 3.00m (7'6 x 9'10)



Floorplans are indicative only - not to scale
Produced by Plushplans 











Agents Notes:

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