



**81, PENNYFERN  
ROAD, GREENOCK, PA16 9HE**



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ESTATE AGENTS



## Description

This is a rare opportunity to purchase a three bedroom SEMI DETACHED VILLA within a desirable area which features a bathroom and additional shower room. A degree of internal upgrading and redecoration is required and upon completion of the works this will be a fine family home. A driveway at the front of the house provides parking for one small car. There is a floored loft accessed by metal pull down ladder. Panoramic rear views over Greenock continue to the River Clyde.

Gardens extend to the front and rear. There is a lawned front garden with rockery. The rear garden is enclosed by fencing with lawned plot, paved patio areas, generous sized shed with light and power plus a greenhouse. A cellar is located to the side of the property. Specification includes: double glazing, gas central heating and loft.

Family apartments comprise: Entrance Hallway by UPVC double glazed door with understair cupboard. The generous sized dual aspect Lounge is an airy apartment with windows to the front and rear overlooking the gardens plus a marble fireplace with living flame gas fire.

There is a front facing Kitchen with oak style fitted units, marble effect work surface areas and breakfasting bar. Appliances include: extractor hood and gas cooker. A UPVC double glazed side door gives direct access to the side of the property. The downstairs Bathroom with side window offers a three piece suite comprising: pedestal wash hand, wc and corner bath. Additional benefits include: wall tiling and decorative panelled ceiling with downlighters.

Stairs lead to the Upper Landing with window to the rear and hatch to the loft. There are two double sized Bedrooms and 3rd single Bedroom. The 1st and 2nd bedrooms benefit from inbuilt wardrobe/cupboard storage. The Shower Room features a side window with three piece suite including: vanity wash hand basin, wc and shower cubicle with "Triton" shower.

Viewing is highly recommended for this affordable family home. EPC = C.

## Measurements

Entrance Hall

Lounge  
3.43m x 6.22m (11'3 x 20'5)

Kitchen  
3.30m x 3.51m (10'10 x 11'6)

Downstairs Bathroom

Upper Landing

Bedroom 1  
4.22m x 3.73m (13'10 x 12'3)

Bedroom 2  
3.28m x 2.44m (10'9 x 8'0)

Bedroom 3  
2.72m x 2.74m (8'11 x 9'0)

Shower Room



Floorplans are indicative only - not to scale  
Produced by Plushplans











The  
next  
step..



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