



*Brian Harkins
Estate Agents*

18 DARTMOUTH AVENUE, GOUROCK, PA19 1JD

OFFERS OVER £285,000

C/TAX BAND: F

4 BEDROOM HOUSE - DETACHED

EPC BAND:C

This splendid detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment.

The well-appointed kitchen, which conveniently opens to the rear garden, is perfect for those who enjoy cooking and entertaining. The lounge features elegant French doors that lead directly to the garden, allowing for a seamless transition between indoor and outdoor living. This connection to nature is further enhanced by the panoramic views that can be enjoyed from both the house and the garden, creating a serene backdrop for everyday life.

With two bathrooms, this home ensures that there is no need to queue during busy mornings, adding to the convenience of family living. The property also benefits from a driveway and a garage, providing ample parking space and additional storage options.

Situated close to local amenities, including a hospital and schools, this location is not only practical but also enhances the quality of life for its residents. Whether you are looking for a family home or a peaceful retreat, this property on Dartmouth Avenue is a wonderful opportunity that should not be missed.

Lounge
18'6" x 11'1" (5.64 x 3.40)



Kitchen
14'2" x 9'1" (4.34 x 2.77)



Dining Room
10'2" x 9'1" (3.12 x 2.79)



Plumbed Cloakroom



Master Bedroom
10'11" x 10'4" (3.33 x 3.15)



En Suite



Bedroom
 11'5" x 8'9" (3.48 x 2.69)



Bedroom
 11'1" x 6'0" (3.38 x 1.83)



IMPORTANT NOTE TO PURCHASERS:
 MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Bedroom
 9'6" x 8'2" (2.90 x 2.49)



Bathroom

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) Energy Efficiency Rating		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
Not energy efficient - higher running costs		
(1-20) G		
Scotland		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) Environmental Impact (CO₂) Rating		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
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Scotland		
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