



*Brian Harkins  
Estate Agents*

*59 COVE ROAD, GOUROCK, PA19 1RN*

*OFFERS OVER £180,000*

*C/TAX BAND: C*

*2 BEDROOM HOUSE - LINK DETACHED*

*EPC BAND: C*

Positioned in Cove Road Gourrock, this thoughtfully designed link detached house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a tranquil retreat.

You are welcomed into an inviting open plan lounge and kitchen area, designed to create a warm and sociable atmosphere. This space is perfect for entertaining guests or enjoying quiet evenings at home. The ground level also features a convenient W.C., adding to the practicality of this home.

The upper level houses a well-appointed bathroom, ensuring that all your needs are met with ease.

One of the standout features of this home is the beautifully landscaped garden, complete with easy-maintenance astro turf grass. This outdoor space is perfect for enjoying the fresh air, whether you wish to host summer barbecues or simply relax with a good book. The property is enclosed with timber fencing, providing a sense of privacy and security.

Located in Gourrock, you will have the added advantage of being close to both the Battery Park & Gourrock Park, local transport links as well as local bars and restaurants. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this charming house your new home.

**Lounge/Kitchen**  
22'7" x 10'5" (6.9m x 3.2m)



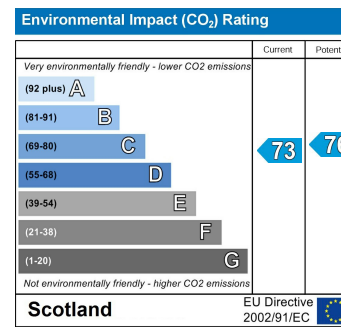
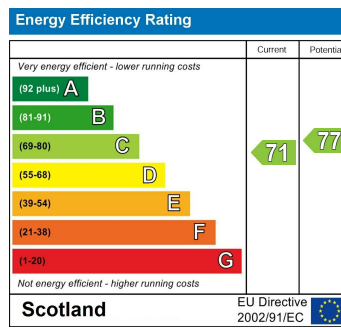
**Master Bedroom**  
9'2" x 11'1" (2.80m x 3.4m )

**Bathroom**



**Bedroom 2**  
12'9" x 9'2" (3.9m x 2.8m)

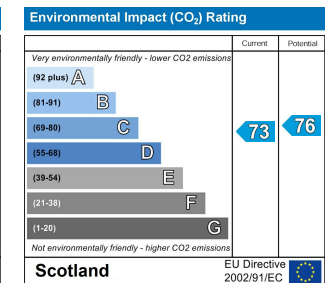
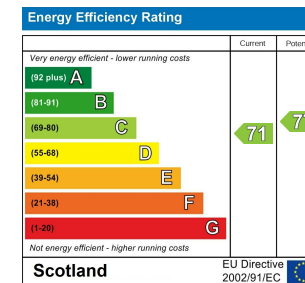
**W.C.**



**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\*\*

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.



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