

4 BED SEMI-DETACHED VILLA

OFFERS IN EXCESS OF £250,000



21, Bullwood Rd, Dunoon, PA23 7QJ

Stunning Views

4 Bedrooms 2 loft rooms

Off Road Parking and Garage

Tradition features

Low maintenance gardens

Garage

Highly soughtafter location

EPC E

Council Tax Band E

Early completion possible



dunoonproperty.com





21, Bullwood Rd, Dunoon, PA23 7QJ

Video <https://www.facebook.com/share/v/19TdDMbSps/>

Porch 2.06m x 1.07m

Double glazed Storm door opens into the porch

Glazed front door to main hall . Cupboard which houses the meter and fuse box . Carpeted, pendant light.

Hall 6.14m x 2.07m at widest points

Provides access to the formal front lounge, kitchen, cloakroom . Storage cupboard below stairs . Radiator, pendant light. Carpeted stairs.

Lounge 5.00m x 4.40m at widest point

Bay window with stunning views over the west bay to Dunoon pier and the open estuary . Carpeted, coven. Focal point fireplace . Pendants lighting. Radiator. Recess with shelving and cupboard below.

Cloakroom 2.00m x 1.02m at widest points

Located to the back of the hall. W.C wash hand basin on vanity unit with mixer taps. Window with privacy glass. Ceiling light . Panel heater. Wood effect flooring .

Kitchen diner lounge 6.27m x 5.40m at widest point

Spacious open plan with sliding glazed panel door from the hall .

Fitted kitchen with matching base and wall units with contracting work tops. Space for upright American style fridge freezer . Stainless steel sink with mixer taps and side drainer. Spot lights in kitchen area. Space for free standing cooker oven with tiled splash back. Laminate tile effect flooring within the kitchen floor area. Features a very practical open worktop to the lounge side

Plenty space for a large dining table . Windows to the side and back. 3 radiators. Focal point wall mounted electric fire. Recessed cupboard with shelving.

Back door to the sunroom

Sunroom / utility room 3.00m x 2.67m at widest points

Windows to two sides. Tile effect laminate flooring. Fitted units with narrow work tops. Presently used as a utility room with plenty space for white goods. Florescent lighting

Carpeted stairs

Half landing

Family bathroom 2.20m x 2.00m at widest point.

W.C wash hand basin with mixer taps on vanity unit with cupboard with drawers below . Underfloor heating . Window to the back with privacy glass. Walkin shower enclosure with main powered shower with rain head . Fully tiled walls and floor . Radiator. Spot lighting

Upper hall 2.16m x 2.30m

provides access to the 4 bedrooms . Loft hatch located here. Good size hall cupboard.

Bedroom 3.60m x 2.17m at widest point

Window to the front again with stunning views . Carpeted radiator recessed cupboard with sliding doors and shelving

Bedroom 4.30m x 3.40m at widest point

Large double windows to the front again with stunning open sea views carpeted radiator recessed cupboard with shelving . Pendant light

Bedroom. 3.06m x 2.22m at widest point

Single bedroom window to the side carpeted radiator pendant light. Pesently used as a office and sewing room

Bedroom 4.40m x 3.30m at widest point

Located to the back with window overlooking the back garden

Good size double bedroom. Carpeted pendant light radiator cupboard with shelving.

LOFT Space

Large floor loft, splint into two decent rooms with a sturdy drop down ladder

Garden s

Front garden with gravelled driveway and private parking for 2 + cars . Easily managed front garden with mature hedges. Shared Driveway leads to the garage at the back . Back garden is easily managed low maintenance , enclosed and features a amazing rockery . Semi detached single garage

Early viewings are highly recommended strictly by appointment

For Further details and to arrange a viewing call,

email or TEXT 24/7 Marco +447801 711 361 Email marco@dunoonproperty.com

Disclaimer

Whilst we endeavour to make these as details as accurate as possible, they do not form any part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken using a digital/sonic measuring device and are mostly taken to the widest points. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or if you simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in everyway possible



Dunoon Property

Dunoon
Argyll and Bute
PA23 7HA

Telephone: 01369 760321
Email: mail@dunoonproperty.com
Website: dunoonproperty.com