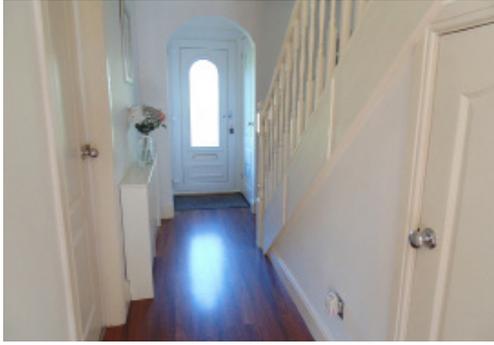




## Ladyton Bonhill, Alexandria

# Fixed Price £90,000

GPM would like to present a 3 bedroom mid terraced villa in walk in condition throughout situated in a quiet local with uninterrupted views to the front of the property making this a popular choice within the Ladyton Estate. The property has bright, good size apartments and benefits from a fully fitted dining kitchen and modern bathroom. The area is well served by local bus services which allow access to all surrounding areas and destinations further afield.



#### HALLWAY

A white PVC entrance door with oval glazed centre panel gives access to bright and pleasing entrance hallway. Laminate flooring in hall extends into lounge and carpeted stairway, with feature balustrade and spindles to side, rises to upper level accommodation. Full height recess cupboard accessed via timber door. Under stair storage recess. Radiator within feature cabinet.

#### LOUNGE 16'7" x 13'

This is a good size bright room having double glazed window facing to the rear and white PVC door, half glazed, giving access to the rear garden. Radiator

#### DINING KITCHEN 14'7" x 10'

Situated to the front of the property with double glazed window giving open uninterrupted views. This room offers a superb range of base and wall mounted storage units in high lacquer black gloss with complimentary work surfaces on three walls. Inset to worktop there is a 5 burner gas hob in stainless steel with matching chimney style extractor above. Ceramic tiling to splash back. To the side there is an electric double oven within the oven housing, Stainless steel sink unit. Plumbing for automatic washing machine. There is ample floor space for dining table. Inset spot lighting to ceiling. On the upper landing the ceiling hatch gives access to the loft. Radiator. Recess cupboard.

#### BEDROOM 12' x 9'9"

A bright bedroom with double glazed window overlooking the front of the property. Fitted mirror wardrobes extend along one wall give excellent hanging and storage space. Radiator.

#### BEDROOM 13'8" x 8'7"

A good size bedroom with double glazed window facing to the rear of the property. Mirror wardrobes give excellent hanging and storage space. Radiator.

#### BEDROOM 9'10" x 7'9"

A good sized third bedroom with double glazed window facing the rear of the property. Good floor space for free standing Radiator

#### BATHROOM

A modern bathroom with natural light gained from double glazed opaque window facing to the front of the property. Comprises a white w.c., wash hand basin and bath with inset shower including rain forest head attachment and shower screen to the side. All chrome fittings throughout. Complimentary ceramic tiling to full height on all walls. White PVC ceiling cladding with inset spot lighting. Radiator.

#### GARDENS

To the front of the property is an easily maintained garden mostly laid with stone chippings. The rear garden is south facing and an ideal sun trap. It is fully enclosed within timber fencing, and consists of a paved sun patio area and lawned garden. A timber gate to the rear of the garden gives access and entry if required.

#### ENERGY RATING

'D'

