



17 Cleddans Road Hardgate G81 5NN
Offers Over £269,995
3 BED SEMI-DETACHED BUNGALOW



 **McHugh**
Estate Agents



Features

Extended Bungalow

3 Double Bedrooms

Delightful, secluded gardens

Delightful countryside location

Sought after accommodation

Multi-car driveway with garage

Large Attic Storage Space

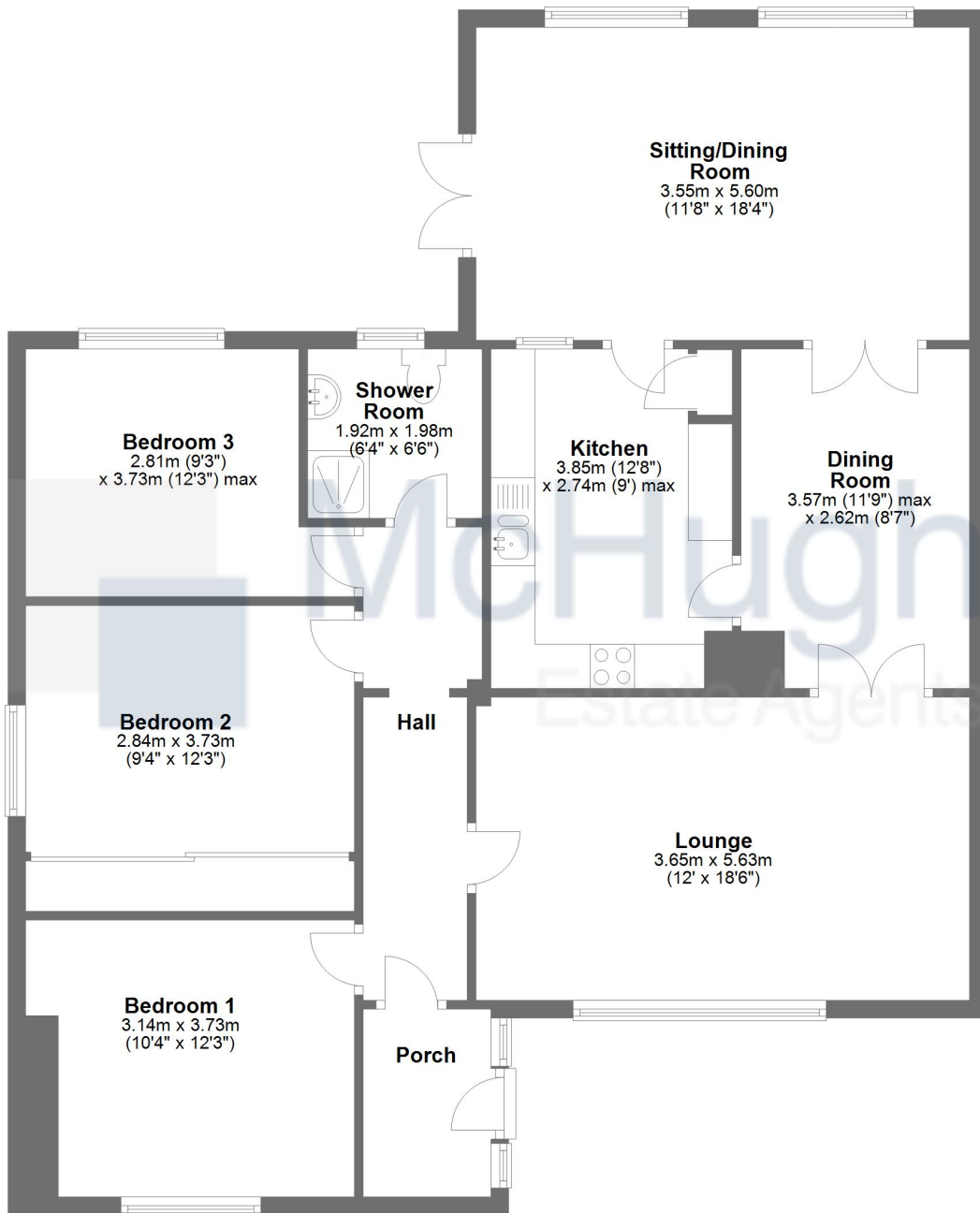
Highly desirable 'Ailsa' Estate



3 BED SEMI-DETACHED BUNGALOW

17 Cleddans Road Hardgate G81 5NN

Floor Plan



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

17 Cleddans Road Hardgate G81 5NN

Rarely available on the open market, this extended 3 bedroom semi-detached bungalow sits opposite scenic open countryside and provides great, family-sized accommodation in one of the district's most desirable locations.

Accommodation

The front door opens to the naturally bright and welcoming entrance porch, which leads to the long internal hallway. The spacious South facing lounge is flooded with light and has ample room for a range of furniture. Twin doors from the lounge lead to the family sized dining room which has a door to the kitchen and French doors to the extension. The re-fitted kitchen has a variety of white gloss base and wall units, an integrated oven and hob and ample space for under-counter appliances. The rear extension provides a flexible space and can be accessed from the dining room, the kitchen and the garden. It is currently used as a sitting/dining room and enjoys outlooks to the rear garden.

There are three bright, well proportioned double bedrooms. The original bathroom has been changed to a tiled shower room which has a 2 piece suite, a glazed enclosure and an electric shower.

A hatch in the internal hall provides access to the exceptionally spacious attic space.

Heating and Glazing

The property has a mix of aluminium and UPVC framed double glazed windows and doors. Heating is provided via a Baxi Patinum combi boiler which is located in the kitchen.

Gardens

The front garden is mainly laid to lawn with attractive, established foliage on the borders. Adjacent to the front garden is a monoblock driveway which can accommodate 3 cars and leads to the detached garage. At the rear, the large fully enclosed garden enjoys lengthy sunny exposures and is both well stocked and secluded from neighbouring gardens. The rear garden benefits from a paved patio and a large, level lawn.

Location

Cleddans Road is a single-sided street comprising semi-detached and detached bungalows, directly opposite rolling countryside. The property is just a short walk from Hardgate Cross, schooling and public transport. By car, Great Western Road is within a short drive and provides excellent road links to Glasgow, The Erskine Bridge, M8 Motorway and Loch Lomond.

SAT NAV ref - G81 5NN

Dimensions

Lounge - 3.65m x 5.63m

Dining Room - 3.57m x 2.62m

Kitchen - 3.85m x 2.74m

Bedroom 1 - 3.14m x 3.73m

Bedroom 2 - 2.84m x 3.73m

Bedroom 3 - 2.81m x 3.73m

Shower Room - 1.92m x 1.98m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. 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 simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

McHugh Estate Agents

576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU

01389 879941
info@mchughestateagents.co.uk