

3 BED DUPLEX

FIXED PRICE £240,000



1 Queens View, 9a Marine Parade, Kirn, PA23 8LF

early entry possible

sea views

Walk in condition

beautifully presented

EPC C

Council Tax C

3 Bedrooms

Master en-suite

Delightfully presented

Early Entry possible



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1 Queens View, 9a Marine Parade, Kirn, PA23 8LF

Entrance porch

Leads from the front of Queens view

Provides access to the front door via a security entry system .Ceramic tiled floor.

Hall 2.86m x 2.36m

Tiled flooring . Radiator. Recessed lighting.

Access lounge family bathroom and kitchen dining . Stair to lower level and bedrooms .

Lounge 6.37m x 5.11m at widest points.

Carpeted three radiator s. Two double glazed panel window to the front with sea views. Two pendant light. Coven .

Kitchen 3.48 m x 5.25 m at widest points.

Fitted kitchen with matching base and wall units with contrasting work tops . Ceramic sink with mixer tap. Recessed LED lighting . Breakfast bar. Space for white goods.Space for 6 ring gas range . Double oven and grill . integrated dishwasher . Recessed cupboard with new combi boiler. Door lead to the privated back decking with artificial grass. Pathway to the two allocated parking spaces .

Bathroom 2.72m x 2.10m

Window to the back with roller blind.

W.C wash hand basin with mixer tap. Call jacuzzi bath with tap. Corner shower enclosure with main powered shower mostly tiled with border . Ceramic floor tiles . Chrome tower radiator. Extractor fan . Recessed lighting.

Carpeted Stairs lead down to the lower level and bedrooms

Hall leads to the bedrooms, office and store room . Fitted Double cupboard provides extra storage radiator. Carpeted.

Master Bedroom 4.10m x 6.11m at widest points

Double window to the back overlooking the back ornate enclosed terrace garden

Carpeted two pendant light. Radiator. Double fitted wardrobes with shelving and hanging rail.

Ensuite 1.02m x 2.63 m at wildest points

W.C wash hand basin with mixer tap, walk in shower with mains powered shower. Full tiled walls and floor. Heated Chrome towel radiator. Extractor fan. Recessed lighting.

Bedroom 5.00m x 3.00m

Double glazed window to the side ,two pendant light s, fitted wardrobe shelves and hanging rail. Carpeted , radiator .

Large walk in dressing room 2.36 x 1.71 x 3.37 x 0.75

Extends below the stairs . Carpeted . Electric consumer unit and fuse box located here. Pendant light. Could be used as a study

Office / box room 1.92m x 2.92m

Ideal as and office . Carpeted radiator. Pendant light. 3x twin sockets .

Bedroom 2.08m x 4.60 m at widest points.

Double glazed arched panel windows to the front over looks the graveled front garden. Twin bedroom with fitted wardrobe with shelving .carpeted radiator . Deep window sill and shelve to one side .

Garden & Cellar

Back decking with artificial grass. Benefits from the afternoon sunshine till late evening Wooden balustrade. Front sis mostly graveled for easy maintenance. Private allocated car parking . Large cellar which has common access and private allocated storage for each apartment

High ceilings

Gas central heating

Beautifully presented

Investment Air B & B

Great Location

Off Road parking

Sun deck

Cellar

3 bedrooms

COVID SAFE & VIRTUAL VIEWINGS AVAILABLE

For Further details and to arrange a viewing call, email or TEXT 24/7

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