



AMARCO Estates are delighted to bring this stunning semi-detached property to the market in Cleland. The property consists of Lounge, Kitchen-Diner / 2nd Public Room, Three Double Bedrooms, Three Bathrooms. EARLY VIEWING HIGHLY RECOMMENDED.

This property is truly walk-in condition offering modern living with high end finishes. The property benefits from a large monoblock driveway to the front and landscaped gardens to the rear with outdoor dining platform.

**LIVING ROOM 3.9M X 5.1M**  
The living room is accessed from the entrance vestibul and is laid with wooden flooring. The walls are finished in a modern grey with a feature wall. There are patio doors leading to the rear garden space from this room as well as entrance to the kitchen and an understairs storage area.

**KITCHEN 3M X 3.9M**  
The modern kitchen is laid with the same wooden flooring as is throughout the lower level and has modern high end gloss units and an oak coloured worktop. There are a number of integrated appliances in the kitchen and an open plan connection to the Dining Area / 2nd Public Room.

**DINING / 2ND PUBLIC 3M X 5M**  
This space has made clever use of the previous integral garage and offers a generous dining space with patio doors to the front which provides a huge amount of natural light to this area.

**WC BATH 1.5M X 1.5M**  
The downstairs WC has a toilet and vanity with a tiled floor and partially tiled walls.

**MASTER BEDROOM 5M X 3.5M + EN-SUITE 1.8M X 1.6M**  
The master bedroom is laid with grey carpet and has patio doors to the rear and luxury integrated robes. This room benefits from a modern tiled en-suite with a double walk-in shower.

**BEDROOM TWO 3M X 4.6M**  
Bedroom two is laid with a modern grey carpet and has integrated robes finished in smoke glass.

**BEDROOM THREE 2.8M X 3.6M**  
This bedroom is currently finished in a pink fit for a princess and also features double integrated robes with a smoked glass finish.

**FAMILY BATH 1.8M X 2.2M**  
The family bathroom has a fitted three peice suite with bath. This space is partially tiled and finished in a modern neutral colour scheme.

