



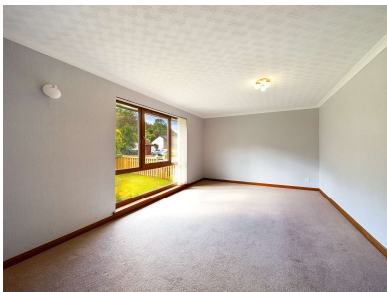
3 Bed Detached Bungalow

Offers Over: £300,000

14 Ferryfield Road, Connel, by Oban, Argyll, PA37 1SR

Desirable family home set in a large corner plot within a peaceful and central village location. Local attractions and amenities include the impressive tidal rapids known as the Falls of Lora, The Oyster Inn, local doctors surgery with tearoom, church, train station connecting Oban and Glasgow. Highly sought after area for families, outdoor and sailing enthusiasts with country walks, a sheltered bay and Dunstaffnage Marina nearby. A short 5 mile commute by rail or road takes you to Oban with major amenities. Comprising; 3 bedrooms, lounge, kitchen/diner, modern family bathroom and WC. The property further benefits from large corner plot position with well maintained gardens, single semi detached garage/workshop, oil central heating system (installed July 24'), recent electrics inspection certificate, private driveway, ample storage throughout and loft space.

Highspeed broadband, 4G and digital TV are available.




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Entrance/Inner Hallway

UPVC entrance door to porch with small storage cupboard providing space for coat hooks, dirt catcher flooring and flush ceiling light. Glazed door to inner hallway with carpeted flooring, central heating radiator, two pendant lights, loft hatch access, smoke detector. Deep double storage cupboard with shelving and plenty of storage space.

Lounge 5.33m x 3.50m

Welcoming family room with ample space for freestanding lounge furniture. Large full height window views to the front. Carpeted flooring, socket points, central heating radiator, pendant lighting, tv point and smoke detector.

Kitchen/Diner 5.31m x 3.59m

Light and bright family kitchen/diner with window views to the rear gardens. Beech effect wall and base units with various storage options including pull out rack system. Space and plumbing for white goods, extractor hood, pendant lights. stainless steel sink with mixer tap. Tiled splashbacks, socket points, Parquet oak effect vinyl flooring throughout. Dining area has window views to the rear, central heating radiator, space for freestanding dining furniture. Timber exterior door with canopy above, leads to side slabbed path and rear garden with drying green.

WC 2.08m x 1.09m

Located off the inner hallway. Modern two piece suite with WC and WHB with mixer tap. Oak effect vinyl flooring, vanity storage, opaque window to front and wet wall finish to all walls.

Bedroom One 3.82m x 2.70m

Good sized double bedroom with window views to the front gardens. Pendant lighting, carpeted flooring, fitted vertical blinds, central heating radiator, socket points. Double inbuilt mirrored wardrobes ample space for freestanding bedroom furniture.

Bedroom Two 3.81m x 2.72m

Good sized double bedroom with window views to rear gardens. Pendant lighting, carpeted flooring, fitted blinds, central heating radiator, socket points. Double inbuilt mirrored wardrobes ample space for freestanding bedroom furniture.

Bedroom Three 2.74m x 2.62m

Double bedroom with carpeted flooring, window views to rear gardens. Pendant lighting, curtain rail, fitted blinds, central heating radiator, socket points. Space for freestanding bedroom furniture.

Family Bathroom 2.62m x 1.83m

Good sized family bathroom with modern three piece suite. P-shaped bath, thermostatic rainfall shower over bath, WHB and WC. WHB has vanity storage below with contemporary mixer tap. Wet wall finish to all walls. heated towel rail, opaque window views to rear and pendant lighting.

Outside space

Single semi-detached garage/workshop 5.68m x 2.84m

This fantastic garage includes loft space storage area, internal water tap, up and over door, power points and light. Brick built with concrete base and tiled roof. Outside tap and rain harvester.

Gardens

Well maintained good size corner plot laid mainly to lawn. Mature shrubs, fruit trees and colourful annual flowering perennials all around.

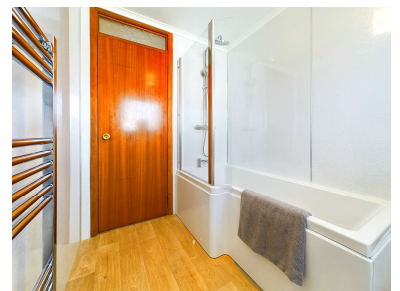
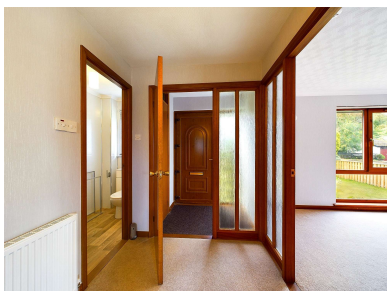
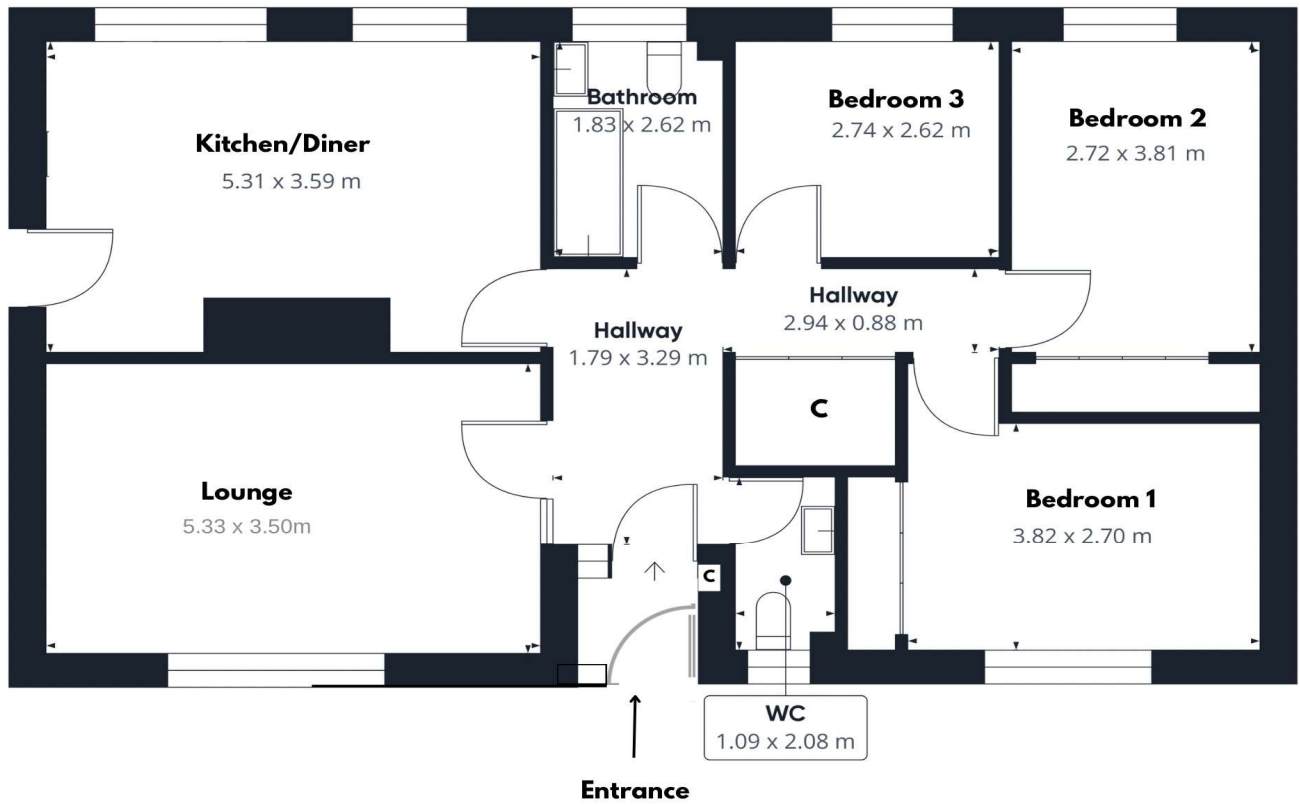
Timber fencing with an enclosed rear garden and various slabbed pathways and stone chipped areas. Rear patio/bbq area with space for outdoor seating and bbq equipment. Trees and bushes providing shade and attract an abundance of local wildlife. Whirligig on drying lawn.

Private tarmac driveway to the side is in addition to the garage with parking

Location

Connel is a lochside village situated some five miles east of Oban, the principal town of the West Highlands. Village amenities and services which include The Oyster Inn, a modern medical centre with tearoom, church and primary schooling provided by a bus service to the nearby village of Benderloch. North Connel and Benderloch provide further facilities: the famous pink shop, fuel station, café, Lochnell Arms Hotel and even an airport connecting to the islands of Coll, Colonsay and Tiree plus welcoming many private flights annually.. West Coast Motors bus line allowing travel to Fort William, 37 miles north and Oban approx. 5 miles away. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the “Gateway to the Isles” is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides. Connel village enjoys good transport links by road and rail to the central belt with Connel Station being a stop on the Oban to Glasgow line.

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