



***8B South Street,  
Port William,  
DG8 9SG***

EPC = D

**A B & A MATTHEWS**  
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**PROPERTY OFFICE**

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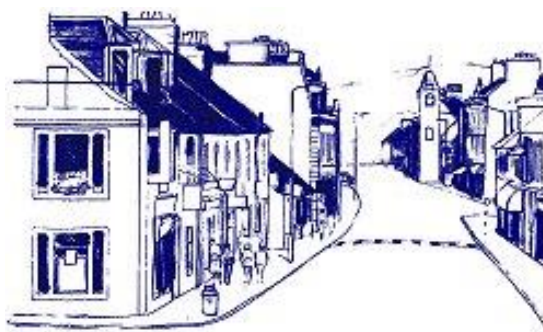
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- **Semi-detached bungalow with uninterrupted views over Luce Bay**
- **One Bedroom**
- **The property benefits double glazing, storage heating and solar panels**
- **Easily maintained garden**
- **Offers in the region of £110,000**



## **8B SOUTH STREET, PORT WILLIAM**

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Deceptively spacious one bedroom semi- detached bungalow with uninterrupted views onto Luce Bay. The property is situated in fishing village of Port William which is located some 17 miles from the market town of Newton Stewart with stunning beaches, a variety of wildlife, coastal walks and local facilities including Grocery Shop, Post Office, Petrol Station, Primary School, Bowling Green, Playpark and Dr Surgery. The property benefits from double glazing, newly installed electric heating and solar panels with easily maintained garden to the rear.

Accommodation comprises: - Hall. Lounge. Kitchen. Inner Hall. Bedroom. Sun Room. Shower Room.

### **ACCOMMODATION**

#### **Hall**

**1.90m x 1.20m**

UPVC glazed entrance door. Cupboard housing electric meters.

#### **Lounge**

**4.40m x 3.39m**

Bright and airy lounge with ornamental fireplace and surround. East facing window. Built-in cupboard housing water tank. Electric heater.



#### **Kitchen**

**2.90m x 2.80m**

West facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel sink. Integrated appliances include electric hob with oven below and chimney style extractor fan above. Space and plumbing for washing machine.



#### **Inner Hall**

**1.60m x 1.45m**

Built-in storage cupboard with access to the attic. Wall mounted cupboards. Access to the Sun Room.



**Bedroom****3.90m x 3.00m**

West facing window. Built-in shelved and hanging cupboard. Panel heater.

**Shower Room****2.00m x 1.70m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin with under cupboard storage and walk-in shower with electric shower. Electric heater.

**Sun Room****3.67m x 2.53m**

UPVC glazed entrance door, giving access to the rear garden. Glazed on two sides giving unrestricted sea views onto Luce Bay. Panel heater.

**Garden**

The garden is mainly laid to lawn for ease of maintenance with patio area and a good variety of flowering borders and shrubs, giving all year-round interest. Unrestricted sea views. The garden is with pedestrian access to South Main Street.



## **OUTBUILDING**

Garden Shed.



## **SERVICES**

Mains supply of water and electricity. The property is connected to the mains drainage system. Electric heating. EPC = D

## **COUNCIL TAX**

This property is in Band A.

## **VIEWING**

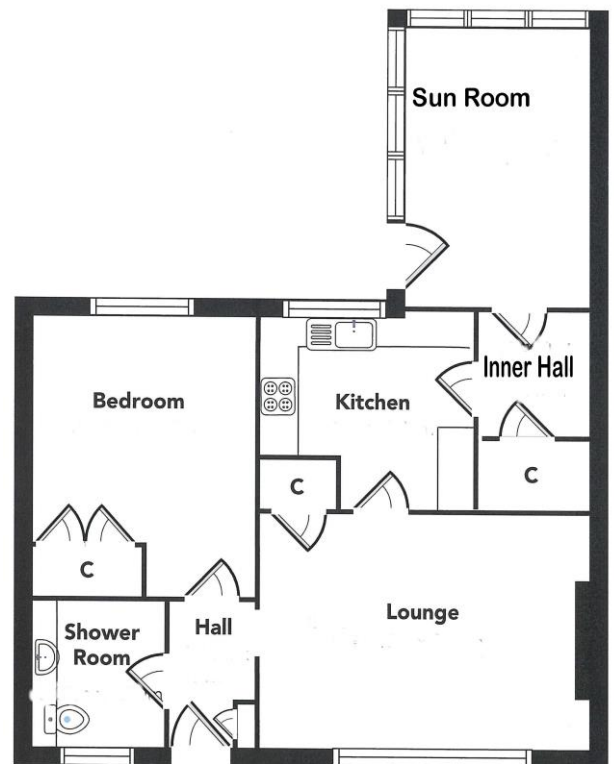
By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £110,000 are anticipated and should be made to the Selling Agents.

## **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



Floorplans are indicative only - not to scale

Produced by Plushplans 



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### **The Consumer Protection From Unfair Trading Regulations 2008**

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.