



49 Ulundi Road
Johnstone | PA5 8TQ

pattison&co

Offers Over £169,000



49 Ulundi Road, Johnstone, PA5 8TQ

This wonderfully presented 3 bed semi detached Villa is presented to the market in popular Ulundi Road in Johnstone. The property enters by a welcoming hallway giving access to all apartments. The spacious front facing lounge provides tranquil views of the well manicured front garden and benefits from feature decorative electric fire. The living room leads to the rear facing dining room which has potential to be used as a fourth bedroom (subject to planning if required) which flows in to the kitchen and bonus utility area. The kitchen benefits from wood effect wall and floor mounted cabinetry with space for white goods, and the utility area provides additional worktop and cupboard space. The downstairs accommodation is completed with shower room to include half height tiling, white sanitaryware and walk in shower. Upstairs, the centrally located hallway provides access to 3 well proportioned bedrooms, all of which benefit from cupboard and / or wardrobe space. Bedroom 1 includes a charming en-suite room to include white sanitaryware and shower. The upper hallway also includes additional cupboard space. The extensive rear garden grounds are accessed via the utility room down a small set of stairs, where you will find a number of spaces to enjoy the spoils of the Scottish sun. There is a grassed drying area immediately to the rear of the property, leading on to a landscaped seating area and thereafter to a further large lawned area. The garden grounds are immaculately maintained and are enclosed on all sides for privacy. The accommodation is completed by a private driveway suitable for a number of cars and a single car garage. The property specification includes gas fired Ideal combi boiler and UPVC double glazed windows. Johnstone provides access to all usual amenities such as shops and restaurants. Johnstone train station and bus station serve the community with frequent services to Paisley, Glasgow and beyond, and the nearby M8 motorway network connects the property to the central belt of Glasgow with ease.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 3.61m x 3.50m

Living Room: 5.00m x 3.61m

Dining Room / Bed 4: 2.70m x 3.65m

Kitchen: 2.40m x 3.50m

Utility: 2.70m x 2.72m

Shower Room: 1.41m x 2.41m

Bedroom 1: 4.00m x 3.11m

Bedroom 2: 2.60m x 3.39m

Bedroom 3: 2.30m x 3.00m

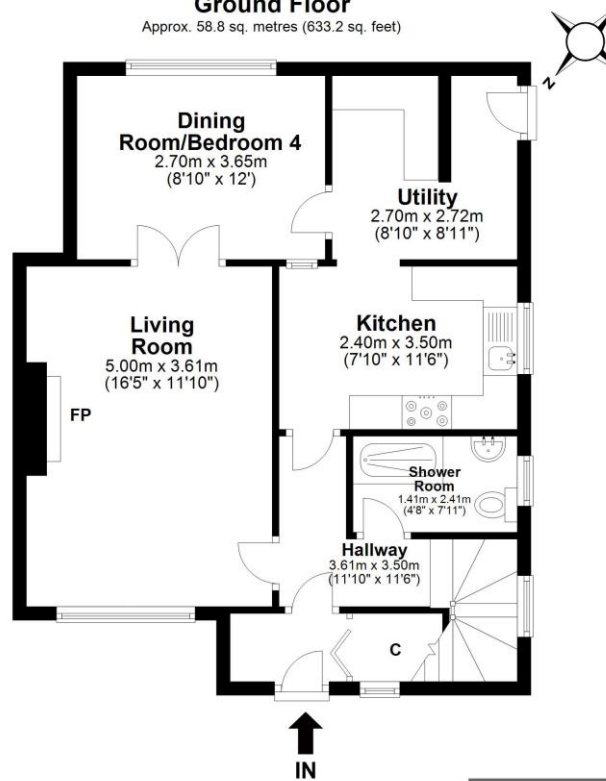
En-Suite: 1.10m x 3.11m



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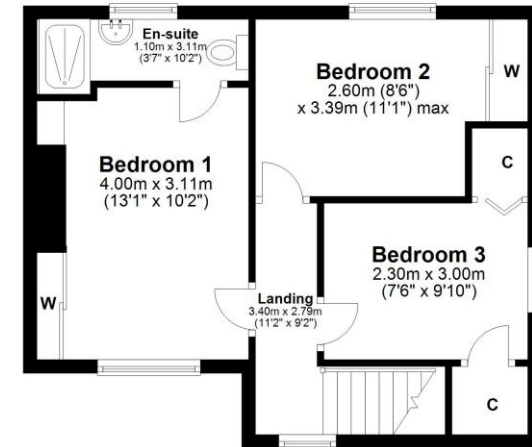
Ground Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 99.3 sq. metres (1068.7 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.