



**13 FERENEZE AVENUE**

RENFREW

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**A very well presented two bedroom semi detached villa commanding a large level plot near the head of a cul de sac in this highly convenient pocket of Renfrew.**

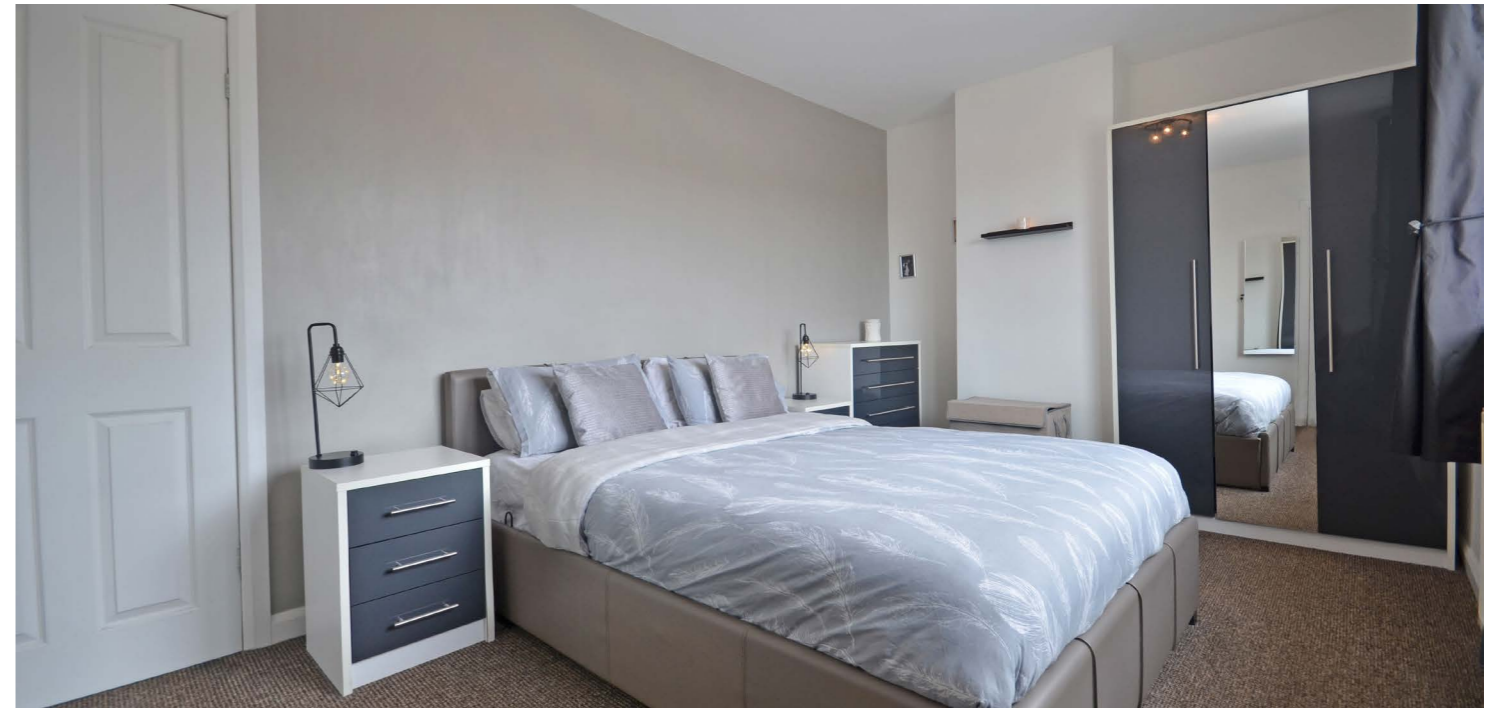
Commanding a generously sized and level plot near the head of this resident cul de sac is this very well presented and particularly bright two semi detached villa. The property has been very well maintained by the current owners and will surely appeal to first time buyers, downsizers and professionals alike who will be thankful for the convenient access to M8 motorway providing easy access to Glasgow City Centre and Glasgow Airport. The property is presented in move in condition with modern fixtures and fittings within the kitchen and bathroom and further benefits from double glazing and gas fired central heating.

The accommodation extends to an entrance hallway with stairs to the upper level, an under stairs cupboard and a further, separate cupboard enhancing the downstairs storage. The impressive lounge stretches from the front to the rear of the property and is bathed in natural light from windows at either end. There is ample space within the lounge for dining furniture. The kitchen is accessed from this room and comprises of a range of floor and wall mounted units with an integrated cooker and hob. There is ample space for multiple free standing appliances and a door directly to the rear garden.

The upper level of the property has two sizeable double bedrooms, one of which has a large over stair cupboard. The family bathroom features a modern bathroom suite including a large corner positioned bath with shower above, WC and wash hand basin.

The property enjoys an elevated position, centrally, in a large level plot. The front of the garden provides ample parking for multiple vehicles which extends along the elevation to a detached timber garage. The rear garden is landscaped for ease of maintenance with a large flagstone patio area, decking and artificial grass.

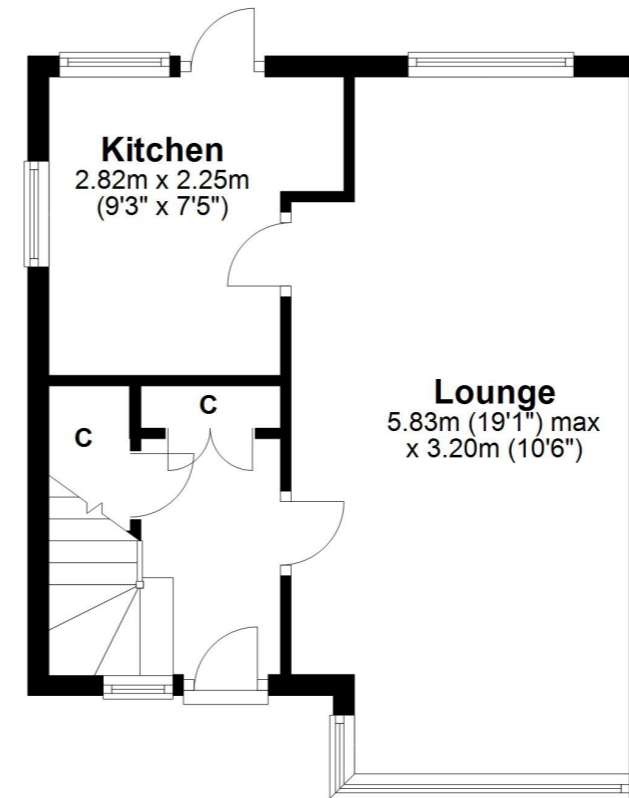




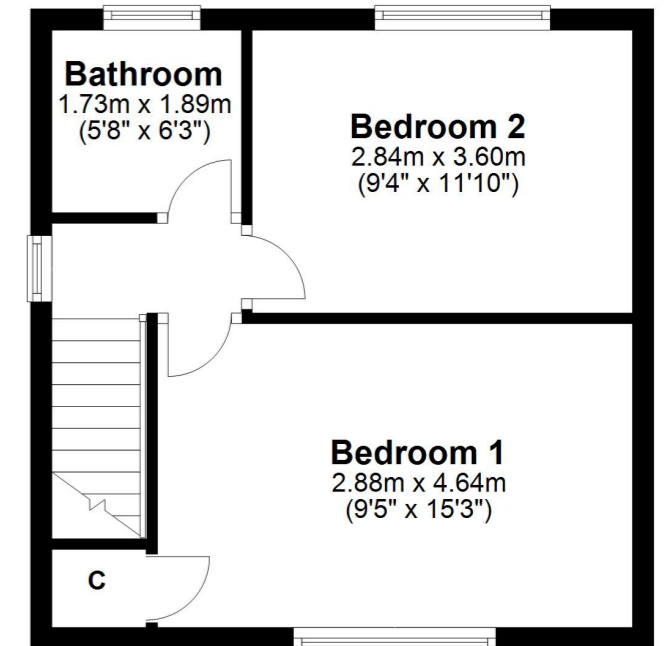




### Ground Floor



### First Floor



The town of Renfrew offers a convenient location between the River Clyde and the M8 motorway on the Western edge of Glasgow. The established town centre has a good selection of amenities including local schooling and leisure facilities. A wide variety of shopping and leisure facilities are located at Braehead and Xsite including a multi-screen cinema, restaurants and indoor ski slope. The M8 motorway allows easy access to Glasgow city centre, Glasgow International Airport and via the A737 to the Ayrshire coast.

**BW2093** | Sat Nav: 13 Fereneze Avenue, Renfrew, PA4 0QU

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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