




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Let's point you in the right..... **DIRECTION**

- Four Bedrooms (1x En-suite)
- Tarmac Driveway For Off Street Parking
- PVC Double Glazing Throughout, OFCH
- Enclosed Rear Wrap-Around Garden

Offers Around £240,000

Hallway

17'5" x 5'11" (5.33 x 1.81m)

UPVC glazed door with matching glazed side panels leading into a bright hallway with solid oak flooring and carpeted staircase, radiator, telephone point, socket.

Living Room

16'4" x 11'3" (5.00m x 3.43m)

Solid oak flooring, painted wooden surround fireplace with cast-iron inset and tiled hearth, double radiator, 4 x sockets, T.V point, telephone point.

Kitchen / Dining Room

19'9" x 10'2" (6.02m x 3.10m)

A range of High & Low level solid wooden painted kitchen units with matching pelmet over window, laminated work-surface, 1 1/2 bowl stainless steel sink, integrated appliances to include; electric hob, oven, extractor fan, fridge/freezer & dishwasher, tiled floor, walls part-tiled, double radiator, 5 x sockets.

Utility Room

10'2" x 6'5" (3.10m x 1.98m)

A range of High and Low level oak-effect kitchen units with laminated work-surface, stainless steel sink, tiled floor, plumbed for washing machine & dryer, double radiator, socket, hardwood glazed door leading to rear enclosed garden.

First Floor landing

Neutral carpeted stairs leading to 3 x Bedrooms (1 x En-Suite) and Spacious Hot press, access to roof space, socket.

Master Bedroom

14'0" x 12'9" (4.27m x 3.91m)

Solid oak flooring, custom built storage robes, some mirrored, double radiator, 3 x sockets, T.V point.

Ensuite

11'6" x 4'0" (3.51m x 1.24m)

White suite comprising of W.C, Pedestal W.H.B, shower cubicle with electric Mira shower unit, Velux roof window, tiled floor & splash back, extractor fan.



Bedroom 2

11'10" x 10'5" (3.61m x 3.18m)

Laminate flooring, rear facing, double built in wardrobes, 1 x double radiator, 2 x double sockets.

Bathroom

8'9" x 7'4" (2.67m x 2.24m)

White suite comprising of corner panel bath with shower attachment head, W.C, pedestal W.H.B, shower cubicle with electric Mira shower unit, fully tiled walls & floor, double radiator, extractor fan.

Bedroom 3

11'5" x 11'3" (3.48m x 3.43m)

Wooden laminated flooring, under-eaves storage, Velux roof window, double radiator, 2 x sockets

Bedroom 4

11'3" x 6'7" (3.43m x 2.03m)

Solid oak flooring, under-eaves storage, Velux roof window, double radiator, 2 x sockets.

External

This well-presented property has a manicured lawn to the front and tarmac driveway, the enclosed wrap-around rear garden includes a shed, oil storage tank and housing for the boiler.

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property





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