

## 12 Village Hill Mews, Straid, BT39 9WF



- End Town House
- 3 Bedrooms
- 2 Receptions
- Farmhouse Style Fitted Kitchen
- Four Piece White Bathroom Suite
- Excellent First Time Buy / Investment Opportunity
- Off Street Private Parking Forecourt
- Choice Mews Style Development
- PVC Double Glazed Windows
- Oil Fired Central Heating



**PRICE Offers Over £159,950**

*Situated within a popular Mews style development just off the Irish hill road in Straid Village. This spacious 3 bedroom end townhouse is an ideal home for first time buyers and investors alike. Enjoying a well planned living layout incorporating 2 receptions, farmhouse style kitchen and a four piece family bathroom an early viewing is advised.*

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## ACCOMMODATION

### GROUND FLOOR

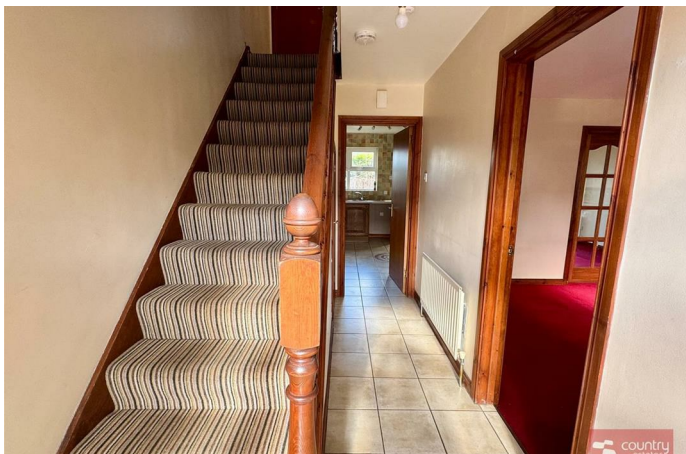
Hardwood six panelled front door with security locking. Matching PVC double glazed side screen. Ceramic tiled floor. Stairwell to first floor. Understair storage with central heating timer.

#### LOUNGE 14'0" x 11'8"

Attractive Period style fireplace in ornate hardwood carved surround with cast iron tile inset and granite hearth. Twin glass french doors to :

#### DINING / FAMILY ROOM 10'4" x 9'8"

Sliding double glazed patio doors to rear.



#### FARMHOUSE STYLE KITCHEN 12'0" x 10'4"

Equipped with a range of fitted high and low level medium oak effect units with matching work surfaces. Glazed display cabinet. Space for freestanding cooker with overhead extractor fan in matching canopy. Integrated fridge freezer. Inlaid stainless steel sink unit and mixer tap. Plumbed for washing machine. Complimentary wall tiling. Matching ceramic tile floor. Hardwood double glazed back door.



### FIRST FLOOR

Balustrading to stairwell.

#### LANDING

With shelved hot press. Access to roof space.

#### BEDROOM 1 11'10" x 11'6"

#### BEDROOM 2 11'6" x 10'4"

#### BEDROOM 3 8'6" x 7'0"



## FAMILY BATHROOM

Four piece suite comprising panelled bath with centred taps, pedestal wash hand basin, low flush w.c. and corner shower cubicle with Mira Sport electric shower. Screen doors. Matching ceramic tiled floor. Matching accessories.




## OUTSIDE

End terrace townhouse located within a small Mews style development, off Irish Hill Road, on the outskirts of Straid Village.

Off street paved parking bay at front elevation. Enclosed gardens to gable side and rear screened by perimeter fence. Paved paths.

Outside light. Water tap.



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

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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