



JOYCE CLARKE
TAKING YOU HOME

FOR SALE

19 Neills Avenue
Loughgilly
BT60 2DA

Bedroom	4
Reception	2
Bathroom	3



Large four bedroom semi detached home in a highly convenient location



Offers in Region of: £190,000

Opening Times

Monday to Friday

Saturday

Sunday

9:00am - 5.30pm

10:00am - 12.00pm

Closed

Open during lunchtime

Viewing strictly by appointment only

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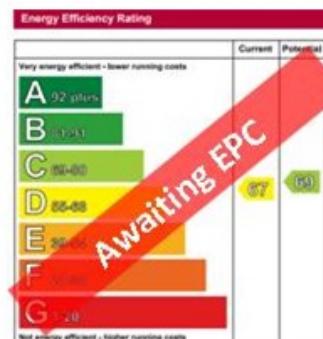
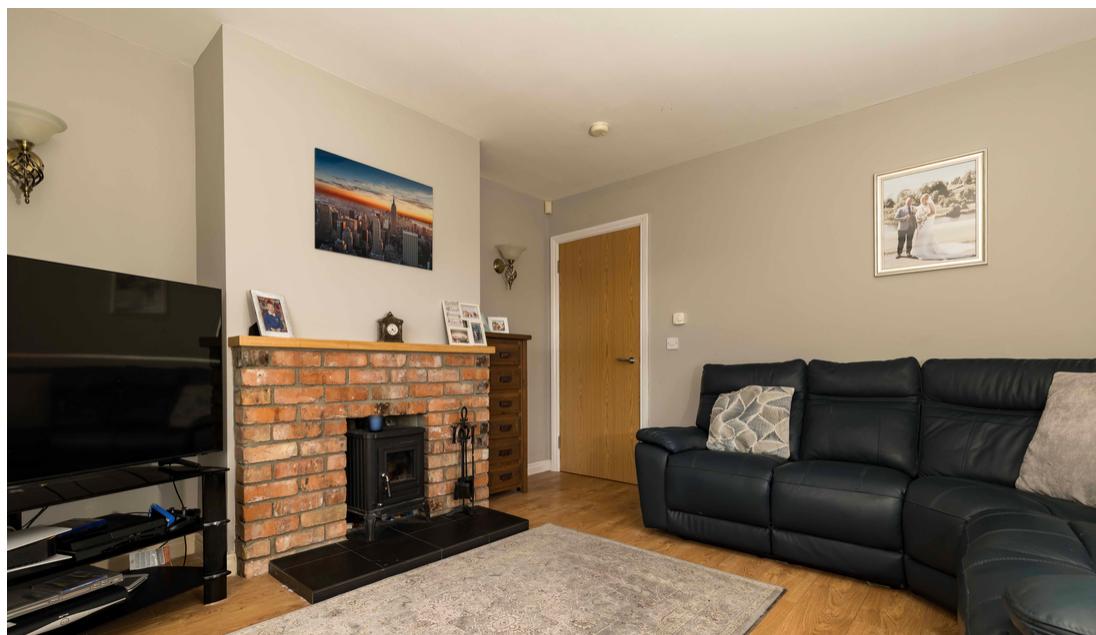
19 Neills Avenue simply must be viewed to fully appreciate just how big this semi detached home is!

Rarely does a semi detached home go onto the market with four double bedrooms, and this one has two with built in wardrobes as well as the master having an ensuite shower room. Relax in the dual aspect living room with multi fuel stove complimented by attractive red brick surround. The

open plan kitchen dining living is a fantastic area with plenty of room for family and friends. A generous utility room and WC complete the ground floor. The family bathroom is well proportioned and has separate shower and bath. Externally this well maintained family home has a fully enclosed garden laid in lawn that wraps around the property. Parking is via a dual tarmac driveway. Early viewing comes highly recommended.



- Large semi detached home in a highly convenient location
- Spacious open plan kitchen dining living
- Dual aspect living room with multi fuel stove and feature brick surround
- Four double bedrooms (two with built in robes, master en suite)
- Utility and downstairs WC
- Family bathroom with separate bath and shower
- Fully enclosed rear garden laid in lawn
- Tarmac double driveway
- Approx 1,506 sqft
- Chain free



ENTRANCE HALL

uPVC entrance door with glazed panel giving glazed panel to side. Storage closet under stairs. Cloakroom. Double panel radiator. Wood effect laminate flooring.

LIVING ROOM

3.86m x 3.98m (12' 8" x 13' 1")

Dual aspect reception room. Feature brick surround fireplace with wood mantel and slate tiled hearth. TV and telephone points. Double panel radiator. Wood effect laminate flooring.



GROUND FLOOR WC

0.97m x 2.37m (3' 2" x 7' 9")

Dual flush WC and wash hand basin with vanity unit below. Single panel radiator. Tiled flooring. Extractor fan.

KITCHEN LIVING DINING

4.45m x 7.06m (14' 7" x 23' 2")

Spacious dual aspect kitchen dining living room. Excellent range of high and low level kitchen cabinets. Range of appliances include four ring electric hob with integrated extractor canopy and integrated dishwasher. Space for American style fridge freezer. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Two dual panel radiators. TV point for wall mounted TV.



UTILITY ROOM

2.07m x 3.78m (6' 9" x 12' 5")

Range of low level units with space for washing machine and tumble dryer. Tiled flooring and splashback.

Stainless steel sink and drainage unit. Single panel radiator. uPVC door with glazed panel and glazed panel to side. Extractor fan.



FIRST FLOOR LANDING

Access to hot press and attic. Power point.

MASTER BEDROOM

3.90m x 3.96m (12' 10" x 13' 0")

Side aspect double bedroom. Double door built-in wardrobe with lighting. Wood effect laminate flooring. TV point for wall mounted TV. Single panel radiator.



ENSUITE

2.06m x 2.85m (6' 9" x 9' 4")

Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Tiled flooring. Single panel radiator. Extractor fan. Window providing natural light.

BEDROOM TWO

3.36m x 2.98m (11' 0" x 9' 9")

Side aspect double bedroom. Recently fitted double slide door wardrobe with clothes rails, shelving and drawers. Wood effect laminate flooring. Single panel radiator.



BEDROOM THREE

2.77m x 3.98m (9' 1" x 13' 1")

Dual aspect bedroom. Single panel radiator. Wood effect laminate flooring. TV and telephone points.

BEDROOM FOUR

3.16m x 2.72m (10' 4" x 8' 11")

Front aspect bedroom. Recently fitted double slide door wardrobe with clothes rails, shelving and drawers. Single panel radiator. Wood effect laminate flooring.



FAMILY BATHROOM

2.08m x 3.07m (6' 10" x 10' 1")

Four piece bathroom suite comprising of panel bath, dual flush WC, wash hand basin with pedestal and separate tiled shower quadrant with mains fed shower. Sun tunnel providing natural light and extractor fan. Tiled flooring. Single panel radiator.

OUTSIDE

FRONT GARDEN

Front garden laid in lawn wrapping around side of property. Gated access to front and to rear. Concrete path leading to front door and around property.

REAR GARDEN

Tarmac off street parking to two vehicles. Oil fired burner and oil burner.

