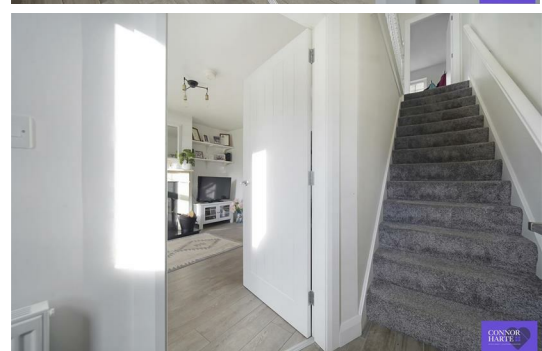




**3 Bed  
House - Townhouse  
located in**

**CONNOR  
HARTE**  
ESTATE AGENT + CHARTERED SURVEYOR

# 37 Loran Vale Cookstown BT80 8XZ



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£184,950

This attractive end townhouse located within the popular Loran Vale development and benefits from being a stylish modern layout. No doubt the spacious open plan kitchen with dining area will become the focal hub of the home. It is suited for modern day living and lends itself perfectly for entertaining on special occasions.

Upon entering, you are welcomed into a spacious and bright lounge, featuring a open fire with marble fireplace surround. The open-plan modern kitchen is designed for both functionality and style, complete with a spacious dining/living area and built in and integrated appliances.

The property boasts three bedrooms with master benefiting from an en-suite shower room. The family bathroom offers a seperate bath and shower, whilst the ground floor offers a convenient downstairs wc.

With oil heating and off-street parking this townhouse is not only ready to move into but also offers practical features that enhance everyday living. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity to embrace a modern lifestyle in a picturesque setting over looking the green area to front.

Don't miss the chance to make this lovely townhouse your new home.

## Entrance Hall

Hardwood exterior door and double glazed inset. Tiled entrance hall. Telephone and power points. Staircase, carpeted.

## Lounge

13'4" x 11'0"

Open fire with marble fireplace surround, granite inset and hearth. Laminate wooden floor. Television and power points.

## Kitchen/Dining Area

16'11" x 11'8"

Modern fitted kitchen with high and low level units. Concealed lighting above high level units. Integrated fridge/freezer. Built in electric oven and hob. Extractor hood with fan and light. 1 1/2 bowl stainless steel sink unit with mixer taps. Plumbed for automatic washing machine and space for tumble dryer. Spot lighting. Tiled floor and splash backs. Walk-in storage area under stairs, tiled. Central heating clock and power point.

## Rear Hallway

P.V.C. external door leading to side driveway and rear garden. Tiled floor.

## Guest WC

7'1" x 4'3"

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled floor and splash backs. Extractor fan.

## Landing

Carpeted. Hotpress. Access to roof space, floored with access via pull down ladder.

## Bedroom 1

16'3" x 8'4"

Laminate wooden floor. Television and power points.

## En-Suite

7'0" x 4'3"

White suite with chrome fittings. Low flush wc, pedestal wash hand basin with mixer taps. Tiled shower cubicle with Triton electric shower. Extractor fan. Heated towel radiator.

## Bedroom 2

10'8" (widest measurement) x 9'10"

Laminate wooden floor. Television and power points.



### Bedroom 3

10'5"n x 8'0"

Laminate wooden floor. Television and power points.

### Bathroom

9'4" x 6'8"

White suite with chrome fittings. Low flush wc, sink in vanity unit, double ended bath with centre mixer taps. Pod cubicle with power shower. Tiled walls and floor. Extractor fan.

### Outside

Enclosed rear garden laid out in lawn. Pedestrian access to entry and side driveway. Cold tap. Oil tank and burner. Garden to front laid out in lawn. Tarmac driveway providing off street parking for several vehicles.



Front garden looks over the spacious green area to front.

Services: All Mains

Heating: Oil Heating

Build Type: Traditional

Rates: £1137.84 per annum (Price Correct As Of November 2025)

Greenbelt Management: £\_\_\_\_\_ per annum (To Follow)

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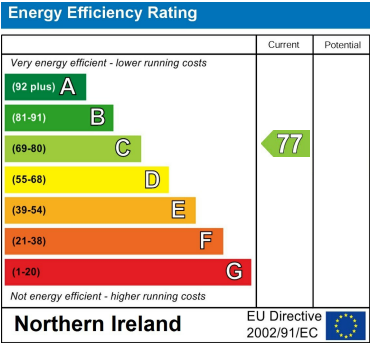
PROPERTIES REQUIRED ACROSS ALL AREAS: We're here to help you every step of the way!

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