



**4 Bed  
Bungalow - Semi Detached  
located in**



**2 Gortacladdy Gardens  
Pomeroy  
BT70 2TQ**



4



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Offers Around £169,950

**Entrance Hall:**

U.P.V.C. exterior door with glazed inset. Tiled entrance hall. Telephone and power points. Pine balustrade staircase, carpeted. Cloak cupboard.

**Lounge:**

13'1" x 14'1"

Wood burning stove with feature fireplace surround. Tiled inset and hearth. Television and power points. Dimmer light switch.

**Kitchen/Dining Area:**

14'1" x 14'1"

Modern fitted cream kitchen with excellent range of high and low level units. Granite worktops and upturns. Tiled splash backs. Integrated fridge/freezer and dishwasher. Built in gas hob and electric oven. Extractor hood. Belfast sink with mixer taps. Tiled floor. Television and power points.

**Utility Room:**

7'10" x 5'2"

Modern fitted cream high and low level units. Plumbed for automatic washing machine and space for tumble dryer. 1 1/2 bowl stainless steel sink unit. Tiled floor and splash backs. Extractor fan. Power points. P.V.C. exterior door.

**Bedroom:**

11'9" x 10'2"

Laminate wooden floor. Power points.

**Shower Room:**

7'10" x 6'2"

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled shower cubicle with power shower. Tiled walls and floor. Extractor fan.

**Bedroom:**

12'1" x 11'9"

Laminate wooden floor. Power points.

**1st Floor:**

Balcony landing, carpeted. Power points. Walk-in hotpress, shelved. Carpeted and light. Access to attic.

**Bedroom:**

14'9" x 13'1"

Carpeted. Telephone and power points. Velux window.

**Walk-In-Wardrobe:**

7'2" x 5'2"

Railed. Carpeted and light.

**En-Suite:**

White suite with chrome fittings. Low flush wc and pedestal wash hand basin. Tiled shower cubicle with "Triton" electric shower. Tiled floor and splash back. Extractor fan. Velux window.

**Bathroom:**

12'1" x 7'2"

White suite with chrome fittings. Low flush wc, pedestal wash hand basin and panel bath. Tiled shower cubicle with power shower. Tiled floor and splash backs. Extractor fan. Velux window.

**Bedroom:**

13'1" x 12'1"

Carpeted. Power points. Velux and gable window.

**Outside**

Garden to front is laid out in lawn with tarmac pathways. Tarmac and concrete driveway to rear of property providing excellent off-street parking for several vehicles. Oil tank and burner. Garden shed include in the sale.

Services: All Mains

Heating: Oil Fired Central Heating



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

## DIRECTIONS

## CONTACT

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