



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

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

2 Gortacladdy Gardens
Pomeroy
BT70 2TQ



4



2



1



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

DIRECTIONS

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