



**2 Bed
Bungalow - Detached
located in Drumhubbert**

**CONNOR
HARTE**
ESTATE AGENT + CHARTERED SURVEYOR

39 Drumhubbert Road
Drumhubbert
Stewartstown
BT71 5EB



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Price On Application

Entrance Porch:

Stone exterior porch with composite front door and P.V.C fanlight.

Entrance Hall:

Laminate wooden floor. Power points.

Lounge:

14'7" x 13'11"

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

Kitchen/Dining Area:

11'6" x 11'0"

Partial glazed door from entrance hall into the kitchen/dining area. Fitted high and low level units. Built in electric oven and ceramic hob. Extractor hood with fan and light. 1 1/2 Blanco stainless steel sink with mixer taps and drainer. Spot lighting above sink area. Plumbed for automatic washing machine. Space for fridge/freezer. Tiled splash backs and floor. Television and power points. Central heating clock. P.V.C exterior door.

Bathroom:

8'9" x 5'10"

White suite with chrome fittings. Low flush wc, pedestal wash hand basin and panel bath with centre taps. Mira Sport shower over bath with fitted shower door. Tiled walls and floor. Hotpress shelved.

Bedroom:

16'11" x 16'0"

Laminate wooden floor. Power points.

Bedroom:

10'6" x 11'9"

Laminate wooden floor. Power points.

Outside:

Gardens are offered to front laid out in lawn. Stone driveway. Block entrance pillars with cast iron gates. Cold tap.

Sheds

All sheds are set within an enclosed yard to the rear of the bungalow.

Shed 1:

586'3"

Shed 1: 178.71 m2. Steel frame with cladding, and a studded area to the rear. The shed has a secure pedestrian access and a tall roller door. Office and store to the rear of this building.

Shed 2:

494'7"

The shed had another open shed to the side which extends to c. 150.77 m2 and of similar construction.

Lands:

12.5 Acres Agricultural Lands which includes a small secured yard extending to c 0.2 acres on the same laneway. The land extends over four fields with boundaries defined mainly by hedging and a combination of bared wire and electric fencing. The majority of the land is of good quality, suitable for silage and grazing, while one field is noted to be in poorer condition. A water supply has been identified, which could potentially be fed from the outbuilding or shed located to the rear of the dwelling.



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"Harte" of Mid-Ulster



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>		
Northern Ireland	EU Directive 2002/91/EC	

DIRECTIONS

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