



18 Village Hill Mews, Straid, BT39 9WF

- Ground Floor, Maisonette Style Apt.
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private, Fully Enclosed Rear Garden

- Own Front Door
- Lounge; Open Fire
- Bathroom; White Three Piece Suite
- Allocated Parking Space; Communal Guest Parking
- Village Setting

Offers Over £109,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ENTRANCE HALL

Hardwood, panelled front door.

### LOUNGE 14'2" x 13'8"

Open fire in tiled fireplace with matching hearth and timber surround.

### REAR HALL

### KITCHEN WITH INFORMAL DINING AREA 11'1" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler. Splashback tiling to walls. Hardwood, double glazed door to private rear garden.



## **BEDROOM 1 13'8" x 9'3"**

## **BEDROOM 2 11'0" x 8'1"**

Built in wardrobe.

## **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Access to shelved hot press.

## **EXTERNAL**

Allocated parking space plus guest communal parking area all finished in brick pavior.

Front garden finished in lawn.

Private fully enclosed rear garden finished in lawn, paving and decorative stone.

External lighting.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Immaculately presented, two bedroom, own door, maisonette style, ground floor apartment, with allocated parking space and private rear garden, situated within Village Hill Mews, Irish Hill Road, Straid.**

**The property comprises entrance hall, lounge with open fire, rear hall, kitchen with informal dining area, two double bedrooms, and bathroom, with white, three piece suite.**

**Externally, the property enjoys allocated parking space, communal guest parking, and private, fully enclosed rear, finished mainly in lawn.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy, down-size, or buy to let investment.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements