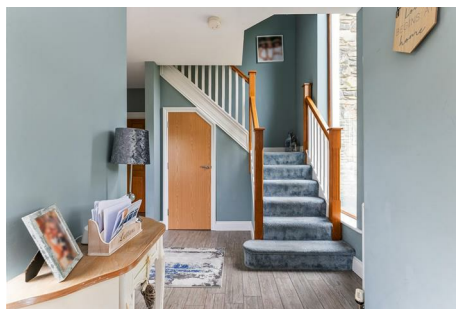




1 CHAPEL VIEW

Annacloy BT30 8FL

- Detached House
- Living Room
- Kitchen/Dining Area
- Utility Room
- Four Bedrooms
- Master Bedroom Ensuite
- Detached Garage
- Enclosed Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £325,000

1 Chapel View

, Annacloy, BT30 8FL



Entrance Hall

Glazed PVC front door leading to entrance hall. Tiled flooring, under stair storage cupboard.

Living Room

16'7" x 16'1" (5.05 x 4.90)
Feature fireplace with brick built inset housing multi fuel stove. Solid wood flooring.

Kitchen/Dining

20'0" x 13'8" (6.10 x 4.17)
Luxury kitchen with extensive range of high and low level units with granite worktops, incorporating stainless steel cooker hood with electric fan, stainless steel splash back, space for range style oven, stainless steel sink unit and a half. Integrated dishwasher and fridge/freezer. Glazed display units, pull out larder, centre island with stainless steel bowl. Tiled flooring. Part wall tiling.

Utility

10'2" x 5'9" (3.10 x 1.75)
Range of high and low level units incorporating stainless steel sink unit, integrated microwave oven, plumbed for

washing machine and space for tumble dryer. Door to rear.

Cloakroom

White suite comprising low level wc, wash hand basin, tiled flooring.

First floor

Landing, hot press and access to roofspace.

Master Bedroom

13'8" x 12'7" (4.17 x 3.84)
Master bedroom with ensuite.

Ensuite

9'11" x 3'6" (3.02 x 1.07)
White suite comprising shower cubicle, wash hand basin and low flush w.c. Tiled floor and splashback. Velux window.

Bedroom two

11'0" x 9'2" (3.35 x 2.79)
.

Bedroom three

13'8" x 11'2" (4.17 x 3.40)
.

Bedroom four

12'1" x 11'2" (3.68 x 3.40)
Built in robes.

Bathroom

11'11" x 6'3" (3.63 x 1.91)
White suite comprising wash hand basin, panel bath with shower attachment over, shower cubicle and wash hand basin. Fully tiled.

Garage

19'6" x 12'5" (5.94 x 3.78)
Power and light roller door. Storage above.

Outside

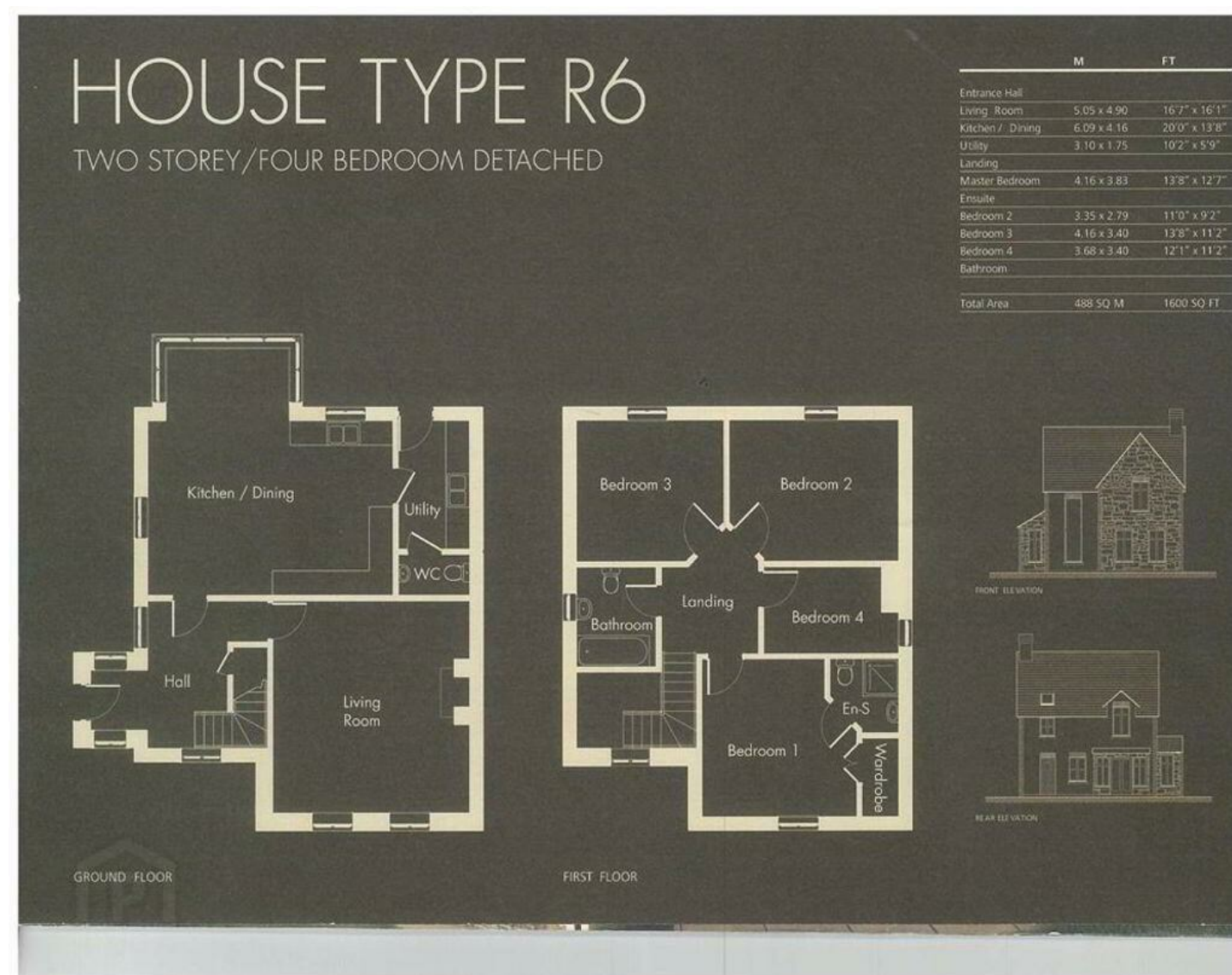
To the front is a paved driveway with ample parking and gardens laid out in lawns. The home benefits from beautifully presented gardens surrounding the property with hedging, mature plantings and lawn. Raised decked area to rear of property.



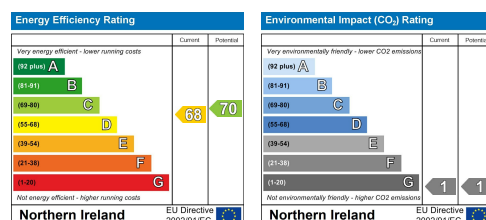
Directions



Floor Plan



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