



# LAVERY MITCHELL

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## **80 Red Row, Toomebridge, Antrim, BT41 3FQ**

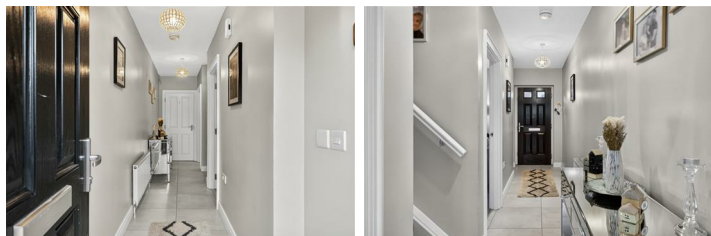
**OFFERS OVER £204,950**

- Red-brick end townhouse
- Ideal layout for modern living and entertaining
- Convenient downstairs WC
- Master bedroom with ensuite
- Great commuter location
- Bright open-plan kitchen, dining, and sunroom
- Enclosed rear garden
- Three bedrooms
- Contemporary main family bathroom
- Suitable for first-time buyers, families, or investors

Welcome to 80 Red Row, Toomebridge, BT41 3FQ – a beautifully presented red-brick end townhouse offering modern living in a convenient location. This attractive home boasts a bright and spacious open-plan kitchen, dining, and sunroom area, perfect for both everyday living and entertaining, with seamless access to a fully enclosed rear garden ideal for relaxing or family use. The ground floor also includes a convenient downstairs WC. Upstairs, the property features three bedrooms, including a master bedroom complete with its own ensuite, alongside a stylish main family bathroom. Combining comfort, practicality, and contemporary style, this home is an excellent choice for first-time buyers, families, or investors alike.

Entrance Hall

4'3" x 20'6"



Neutral decor with tiled floor, double radiator and pendant lighting.

Living Room

13'3" x 13'5"



Bay window feature with carpeted flooring, electric fire, double radiator and pendant lighting.

Kitchen

5'11" x 15'0"



Charcoal grey shaker style kitchen with chrome hardware and neutral tiled floor. Stainless steel extractor hood, induction hob, built in oven and 1.5 bowl sink and drainer with mixer tap. Light coloured worktop with matching upstands.

Dining Area

7'4" x 11'2"



Open plan kitchen and dining area. Space for dining table and spotlighting above.

Sun Room

10'3" x 11'8"



A bright, airy room off the kitchen dining area with double patio doors leading to the rear garden. Double radiator

WC  
4'2" x 6'6"



Downstairs WC with white sanitaryware and chrome fittings. Neutral tiled floor.

Landing  
5'7" x 10'11"



White painted staircase with grey carpeted flooring.

Master Bedroom  
11'3" x 11'2"



Grey carpeted flooring, double radiator and pendant lighting

Ensuite  
5'8" x 5'9"



Off master bedroom with chrome heated towel rail, white sanitaryware, chrome fittings and tiled floor and shower cubicle.

Bedroom 2  
11'3" x 12'0"



Double radiator, grey carpeted flooring, pendant lighting.

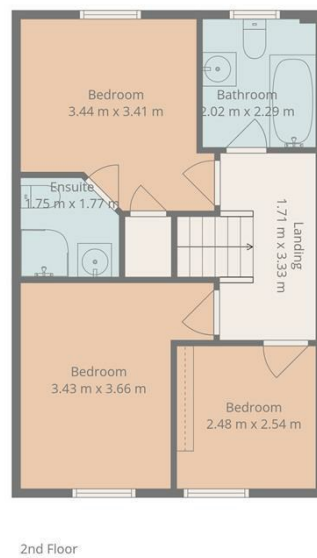
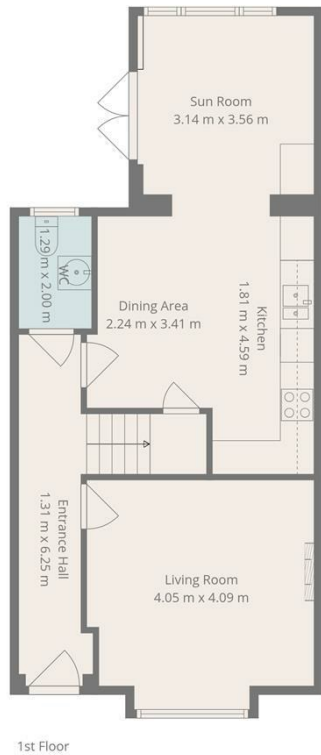
Bedroom 3  
8'1" x 8'3"



Double radiator, grey carpeted flooring, pendant lighting.

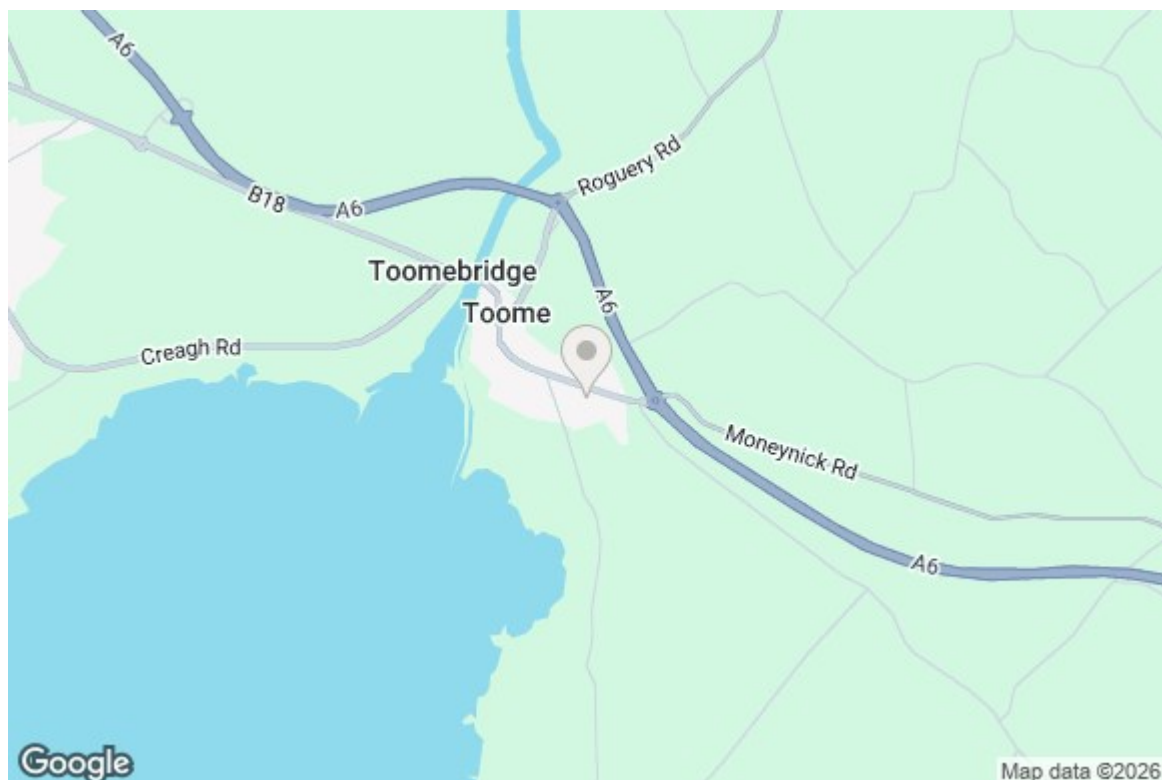
Bathroom  
6'7" x 7'6"

White sanitaryware with wall hung basin and chrome fittings. Shower over bath with grey accent tiling and spotlighting.



**Total: 100 m<sup>2</sup>**  
 1st Floor: 56 M<sup>2</sup>, 2nd Floor: 44 m<sup>2</sup>  
 Excluded Areas: Walls: 7 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>84</b>                  |           |
| (69-80) <b>C</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<br>2002/91/EC |           |

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