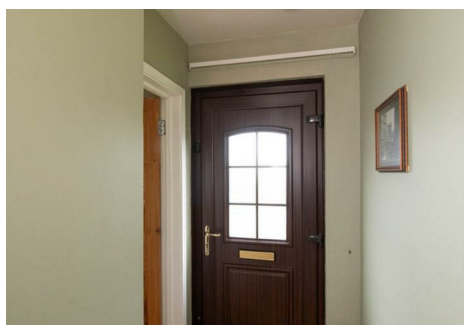




6 Rowan Court, Carnmoney, BT36 6YJ

Offers Over £189,950

- Tudor style end terrace in highly regarded area
- Lounge with feature fireplace and multi fuel stove
- Oil fired central heating
- uPVC fascia and rainwater goods
- Garage
- 3 Bedrooms
- Fitted kitchen with built in appliances
- Double glazing in uPVC frames
- Magnificent standard of presentation throughout

6 Rowan Court, Carnmoney BT36 6YJ

A beautifully presented Tudor-style end-terrace property, occupying an enviable position within this highly regarded and sought-after area. Offering excellent accommodation throughout, the property is presented to a magnificent standard and is ideal for a range of buyers. The welcoming lounge provides a charming focal point with its feature fireplace and multi-fuel stove, creating a warm and inviting atmosphere. The fitted kitchen is both stylish and practical, incorporating a range of built-in appliances. The property benefits from three well-proportioned bedrooms, providing comfortable living space for families, couples or those requiring additional room for home working or guests. Further features include oil-fired central heating, double glazing within uPVC frames, and uPVC fascia and rainwater goods, providing both comfort and ease of maintenance. Externally, the property also benefits from a garage, offering valuable storage and parking provision. Early viewing is highly recommended to fully appreciate the presentation, character and desirable location this wonderful home has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Polished wood flooring

Lounge

13'3 x 11'4

Feature fireplace with multi fuel burner, polished wood flooring, understairs storage

Kitchen/ Dining Room

14'8 x 9'5

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, gas hob unit and under oven, ceramic tiled flooring, downlighters, tiling, modern radiator, stainless steel extractor fan

First Floor

Landing

Bedroom (1)

11'2 x 7'6

Bedroom (2)

10'1 x 8'3

Bedroom (3)

7'11 x 6'9

Built in robes

Bathroom

White suite panelled bath with mixer tap, low flush W/C, pedestal wash hand basin, heated towel rail, laminate wood flooring, panelling

Outside

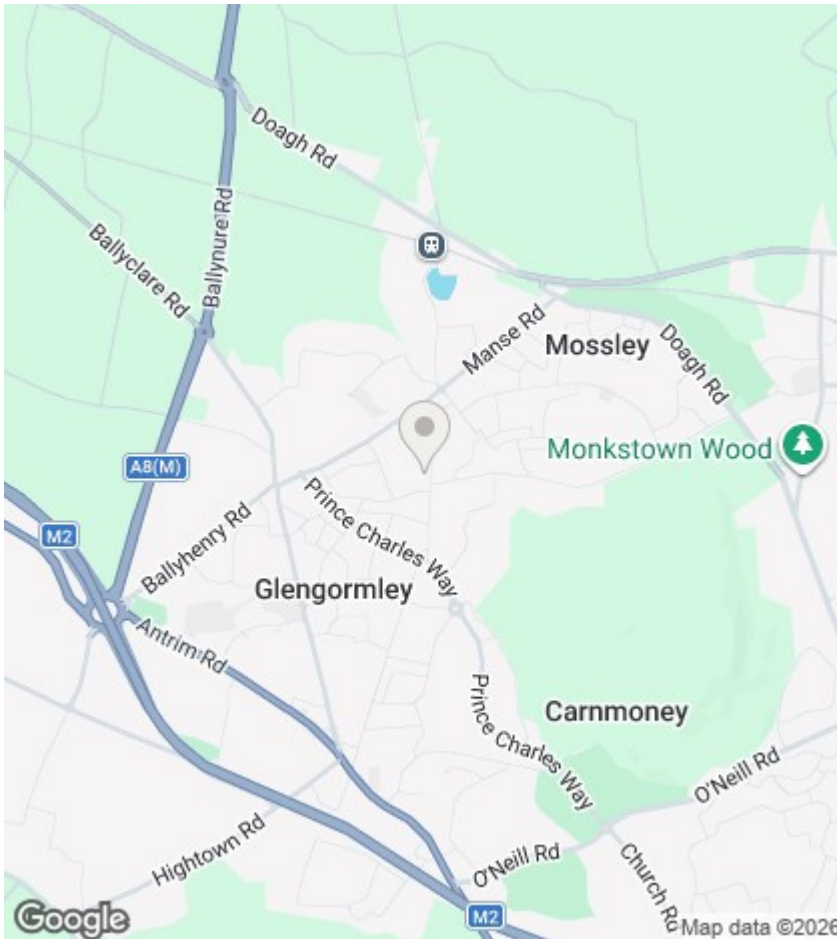
Front

Rear in paved patio area, light and tap, pond, extended storage, sitting area, oil fired central heating

Garage (presently used as a room)

14'9 x 11'6

Laminate wood flooring



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

Ground Floor

