



77 Castleroe Road, Castleroe



SPECIFICATIONS

3 Bedrooms

2 Receptions

Oil Fired Central Heating

PVC Double Glazed Windows

Detached Garage



Offers Around - £145,000

www.dallasre.co.uk

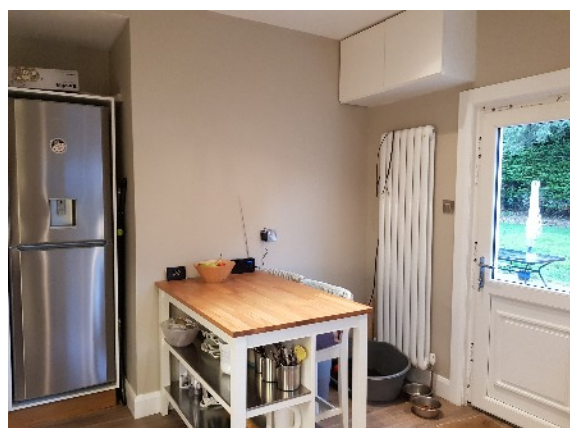
Situated in the increasingly popular village of Castleroe, this three bedroom detached bungalow has been renovated and cared for by the current occupants. Offering excellent living accommodation on an elevated site, number 77 comes with a detached garage and is a short walk from the River Bann and Riverside Retail Park.

Accommodation Comprising:

- * ENTRANCE PORCH with tiled floor
- * HALLWAY with phone point, smoke alarm, laminate wood floor, under stair storage
- * DOWNSTAIRS W.C. - (4'7 x 2'8) low level w.c., wash hand basin, tiled floor
- * LIVING ROOM - (13'10 x 12') fireplace with tiled hearth and surround, wood mantle, sky point, coving, laminate wood floor



- * KITCHEN - (11'7 x 10'11) range of eye and low level high gloss kitchen units, dekton granite worktop, 1.5 bowl stainless steel sink unit with mixer tap, integrated induction hob, overhead extractor fan, integrated double oven, space for American fridge/freezer, built-in dishwasher, larder, tv point, laminate wood floor, recessed lighting



* DINING ROOM - (10'9 x 10'6) brick fireplace, laminate wood floor, bay window



* BEDROOM 3 - (9'11 x 8'9) laminate wood floor

* BATHROOM - (8'5 x 5'9) bath with power shower overhead, shower door, wall hung wash hand basin with vanity unit, low level w.c., heated towel rail, tiled walls, recessed lighting, tiled floor, hotpress

FIRST FLOOR

* STAIRS TO LANDING

* BEDROOM 1 - (13'11 x 9'11) built-in wardrobe, wood flooring



- * BEDROOM 2 - (14'1 x 10') storage into eaves

GENERAL FEATURES

- * DETACHED GARAGE - (16'1 x 9'1) roller door
- * OUTSIDE TAP AND LIGHT
- * OIL FIRED CENTRAL HEATING
- * uPVC DOUBLE GLAZED WINDOWS
- * FULLY ENCLOSED REAR GARDEN WITH LAWN AND BORDERED BY MATURE TREES AND SHRUBS
- * FRONT GARDEN LAID IN LAWN AND SHRUBS
- * STONE DRIVEWAY
- * ELEVATED SITE
- * PRESSURISED WATER SYSTEM



MISREPRESENTATION CLAUSE: Dallas Real Estate give notice to anyone who may read these particulars as follows: The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order. The photographs appearing in these particulars show only certain parts of the property at the time when photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. None of the systems or equipment in the property has been tested by Dallas Real Estate for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations