

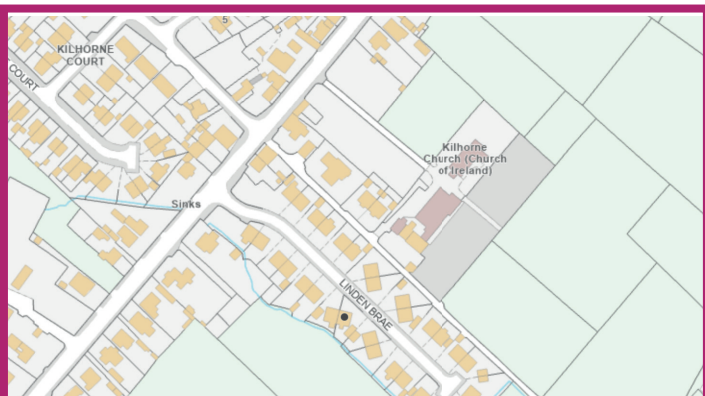


**Offers Over  
£195,000**

## DESCRIPTION

- Beautifully presented 3 bed chalet bungalow
- Property comprises living room, study, kitchen, sunroom, shower room, three bedrooms (one with ensuite)
- Located in Linden Brae a quiet residential cul-de-sac within Annalong
- Suitable for a variety of purchasers from first time buyers to those looking to downsize.

## LOCATION MAP



# ACCOMMODATION IN BRIEF:

**LIVING ROOM:** 4.87m x 3.70m  
Wooden floor, chandelier style dimmer lighting, bay window, open fire with feature surround, double radiator, front aspect window

**STUDY:** 3.15m x 2.72m  
Wooden Floor, single radiator, built in storage closet,, pendant lighting, front aspect window

**BEDROOM 1:** 2.96 m x 2.71m  
Wooden Floor, single radiator, sockets and tv point, pendant lighting, rear aspect window

**WET ROOM:** 2.68 m x 1.95m  
Modern shower room, tiled floors, tiled walls, walk in shower with glass panel, electric myra sport shower, track spot lighting, built in hotpress, soft close WC, porcelain wash hand basin with brass effect mixer tap, brass full height towel rail

**KITCHEN:** 5.64m x 3.32m  
Modern recently refurbished kitchen, flat panel style kitchen units with high and low level storage, electric

hob, built in eye level electric hob, glass electric extractor fan, wooden work top, wooden floor, space for kitchen dining table.

**SUN ROOM:** 2.97m x 2.95m  
Wooden Floor, three aspect UPVC double glazed windows, beautiful sea views to the rear, access to rear garden

**BED 2:** 2.87 x 2.71  
Carpeted floor, single radiator, pendant lighting, painted lighting, sockets and tv point, sea views, ensuite with WC, Washhand basin and mains powered shower

**BEDROOM 3:** 4.09 x 3.46  
Carpeted floor, single radiator, built in wardrobe, velux window, double sockets and TV points

**EXTERNAL:**  
Tarmaced driveway, large garage with utility room, well-manicured lawn to front, cast iron black gates and railings, rear garden and raised deck for socialising

**RATES:** £1,214.75 per annum  
**EPC** 48E

