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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**11 PINEVIEW COURT**  
**GILFORD**  
**BT63 6AY**



**Three bedroom semi detached bungalow**

**OFFERS AROUND £169,950**

Viewing strictly by appointment only

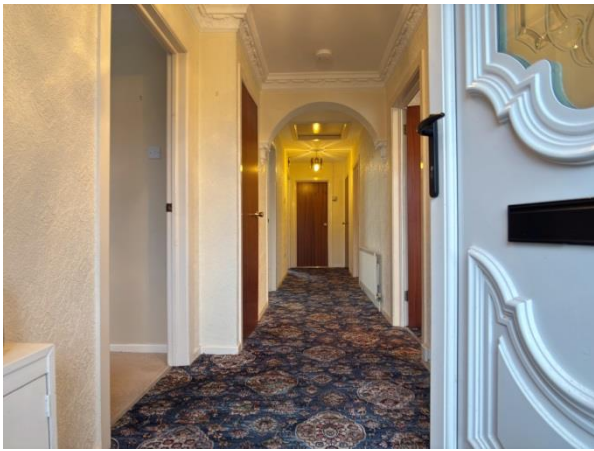


Number 11 is a remarkable three bedroom semi detached bungalow in Pineview Court in Gilford, situated in an excellent position close to schools, shops and all local amenities. This fantastic home offers bright and spacious accommodation comprising hallway, front aspect living room, kitchen/dining area, three well appointed bedrooms and family bathroom. Fully enclosed rear garden laid in lawn with bedding areas surrounded by wall and timber fencing. Front garden laid in lawn with bedding areas, spacious tarmac driveway providing ample off street parking and single garage. This superb bungalow will appeal to a wide range of viewers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

## ACCOMMODATION

### HALLWAY:

White PVC entrance door with decorative glazed panel and glazed side panel. Enclosed storage cupboard, hot press, single panel radiator and access to roof space.



### LIVING ROOM:

13' 8" x 12' 2" (4.17m x 3.71m)

Front aspect living room with electric fire in feature fireplace, double and single panel radiator, vertical blinds and carpet flooring.



### KITCHEN/DINING AREA:

18' 0" x 10' 0" (5.49m x 3.05m)

An excellent range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with extractor fan above. Integrated fridge and space for washing machine and freezer. Double panel radiator, venetian blinds, part tiled walls and tiled flooring. Space for table and chairs.



**BEDROOM (1):**

9' 8" x 9' 4" (2.95m x 2.84m)

Front aspect single bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.



### **BEDROOM (2):**

10' 6" x 8' 9" (3.2m x 2.67m)

Side aspect double bedroom with built in wardrobe, single panel radiator, vertical blinds and carpet flooring.



### **BEDROOM (3):**

10' 8" x 10' 7" (3.25m x 3.23m)

Rear aspect double bedroom with wash hand basin in vanity unit, double panel radiator, vertical blinds and carpet flooring.



### **BATHROOM:**

6' 2" x 5' 5" (1.88m x 1.65m)

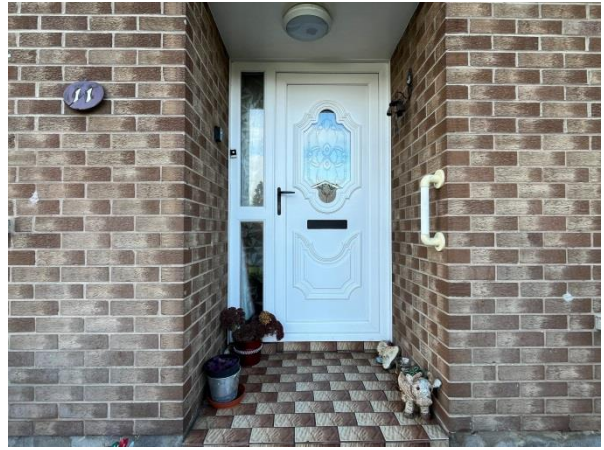
Three piece white suite comprising glazed corner shower with electric shower and swivel glazed door, floating wash hand basin and wc. Tiled walls and flooring and roller blind.



**OUTSIDE:**

Front garden laid in lawn with shrubs and bedding area, spacious tarmac driveway and single garage. Fully enclosed rear garden laid in lawn with shrubs and bedding areas surrounded by wall and timber fencing. Concrete ramp and gate to front of property. Water tap.





**GARAGE:**

19' 1" x 11' 1" (5.82m x 3.38m)

Single garage with up and over door, light and power.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9340-2376-8590-2305-5655

### SPECIAL FEATURES:

- Superb three bedroom semi detached bungalow approx. 973 sq. ft.
- Front aspect living room with electric fire inset
- Kitchen/dining area with integrated oven & hob
- Three piece family bathroom
- Three well appointed bedrooms
- Spacious tarmac driveway providing ample off street parking
- Single garage
- Front garden laid in lawn
- Fully enclosed rear garden laid in lawn
- Chainfree
- Tenure:
- Rates: £950.31
- EPC: D

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