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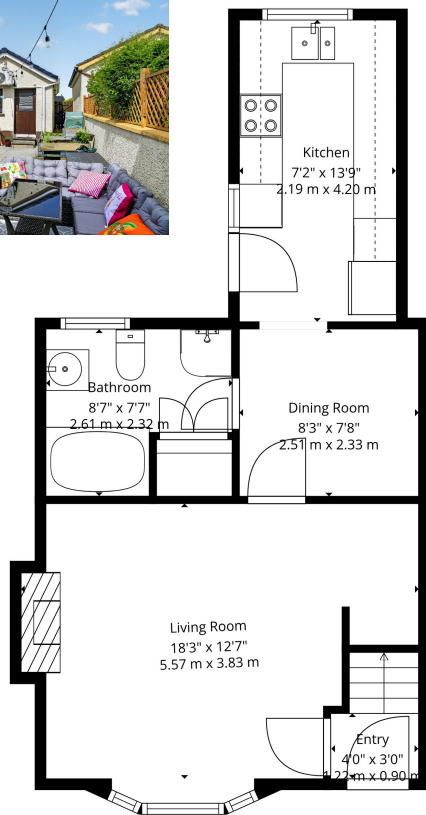


34 IRWIN PLACE
Donaghcloney BT66 7LN

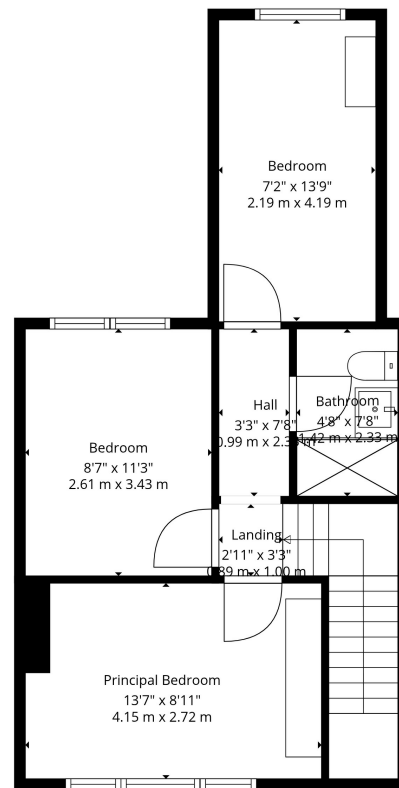
Offers around
£139,950







1st Floor



2nd Floor

TOTAL: 911 sq. ft, 84 m2
 1st floor: 457 sq. ft, 42 m2, 2nd floor: 454 sq. ft, 42 m2
 EXCLUDED AREAS: BAY WINDOW: 7 sq. ft, 1 m2, FIREPLACE: 5 sq. ft, 0 m2, WALLS: 85 sq. ft, 9 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	74 C
39-54	E		
21-38	F		
1-20	G		

Description

A very attractive and exceptionally well presented terraced home, extended from the original to provide a practical interior for modern living, providing three generous bedrooms, a ground floor bathroom and a first floor shower room as well as a spacious kitchen and dining area leading through from the living room. The garage is presently being used as a stunning entertainment space but can be easily returned to the garage.

The property is well positioned on the edge of Donaghcloney's pretty cricketing village, steeped in history with the local linen industry and proving access to local amenities including Donaghcloney primary school and indeed good road networks to other provincial towns and cities. Viewing a must!

Features:-

- Beautifully extended mid-terraced home
- Three spacious bedrooms on the first floor
- Very attractive composite double glazed front door leading into the hallway with stairs to the first floor
- Living room with an attractive fireplace surround, granite inset and an open fire
- Connecting door leads through to the dining room, which is open plan to the kitchen
- Contemporary style kitchen with a good range of fitted high and low level cabinetry, having a space for a free standing cooker, space for a dishwasher and space for a washing machine. Space for a fridge/freezer. Composite door to the rear garden
- Downstairs bathroom with a stylish suite including a feature corner 12 jet jacuzzi bath, WC and wash hand basin as well as a separate shower cubicle
- First floor shower room with a contemporary style suite including a double shower fitment, WC and a floating style vanity wash hand basin. Feature tiles
- Enclosed rear garden laid out as a spacious patio. Garden area to the front
- Detached garage 20'0" x 11'0" - presently used as an entertainment space which is fitted with a projector and screen and feature lighting
- Oil fired central heating
- PVC double glazed windows



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.