



2 CASTLE MEADOWS DRIVE,  
CARROWDORE, BT22 2TT



Offers Around £224,950



**Neill**  
ESTATE AGENTS

SALES / RENTALS / SURVEYS

# 2 Castle Meadows Drive, Carrowdore, BT22 2TT

- Attractive & Deceptively Spacious Detached Chalet Style Villa
- Situated In A Pleasant & Popular Location In Town Of Carrowdore
- Flexible Accommodation With Currently Four Bedrooms, Study & Two + Receptions
- Double Glazing Throughout / Oil Fired Central Heating System
- Ground Floor Family Bathroom And First Floor Shower Room
- Superb Gardens To Front & Rear With Lawns, Decked Area & Tarmac Parking
- Excellent Timber Framed Garden Room To Side With Power & Light

## SPACIOUS ENTRANCE HALLWAY

With uPVC double glazed door and matching sidescreen, chinese slate flooring, cloaks cupboard



## LOUNGE

14' 8" x 14' 1" (4.47m x 4.29m)

Cast iron inset and fireplace with carved wooden surround, marble hearth, double panelled radiator, french doors, wooden planked flooring.



## DINING ROOM

13' 0" x 10' 6" (3.96m x 3.2m)

Laminate flooring, 2 double panelled radiators, access to deck

## KITCHEN DINING AREA

18' 9" x 9' 9" (5.72m x 2.97m)

1 1/2 bowl stainless steel sink unit, high and low level fitted cupboards, roll edge worktops, space for range cooker with extractor above, plumbed for dishwasher, space for washing machine, space for american style fridge freezer with water connection, part tiled walls, double panelled radiator



### **BEDROOM (1)**

11' 8" x 11' 11" (3.56m x 3.63m)

Laminate flooring, double panelled radiator



### **BEDROOM (2)**

11' 11" x 12' 3" (3.63m x 3.73m)

Solid wood planked floor, double panelled radiator



### **BATHROOM**

Panelled bath with thermostatic shower above, glass shower screen, low flush WC, pedestal wash hand basin, chrome heated towel rail, panelled walls, panelled ceiling with recessed spotlights, extractor



### **FIRST FLOOR LANDING**

Landing with access to roofspace

### **SHOWER ROOM**

Corner shower with electric shower, low flush WC, pedestal wash hand basin, tiled floor, part tiled walls, single panelled radiator, velux window

### **BEDROOM (3)**

12' 3" x 14' 2" (3.73m x 4.32m)

Planked floor, double panelled radiator, eaves storage



### **BEDROOM (4)**

14' 3" x 12' 3" (4.34m x 3.73m)

Double panelled radiator, built in robes

### **STUDY**

8' 9" x 6' 0" (2.67m x 1.83m)

Single panelled radiator, planked wooden floor, eaves storage



### **GARDEN ROOM**

10' 1" x 12' 3" (3.07m x 3.73m)

Laminate flooring, double glazed, light & power, double glazed patio doors.

### **STORE ROOM**

12' 4" x 3' 8" (3.76m x 1.12m)

### **GARDEN**

Rear garden in lawn with decked sun terrace

Flagged patio area

Front garden in lawn and shrubs

Tarmac drive to side with plastic oil tank

Oil boiler in brick store

## VIEWING

By appointment through agents

## CAPITAL VALUE RATING ASSESSMENT: £150,000

Rates Payable for year ending April 2025 approx: £1370.55

## DIRECTIONS

Off Main Street, Carrowdore

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>.

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



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