

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£105,000

**FOR SALE**



**234 Gortin Meadows, Newbuildings, BT47 2UB**

- SEMI DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & PATIO DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING C

**VIEWING STRICTLY BY APPOINTMENT ONLY**

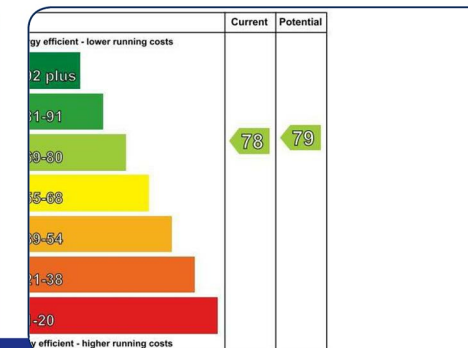
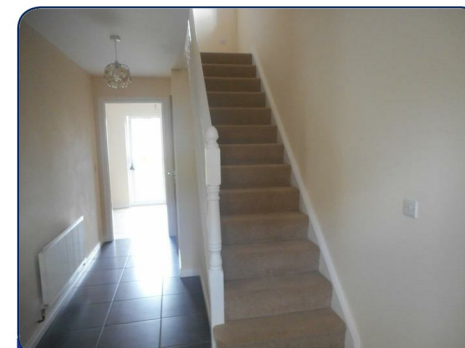
Agent:



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7. 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.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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**ACCOMMODATION**

**HALL**

Having tiled floor.

**DOWNSTAIRS WHB & WC**

Having tiled floor.

**LOUNGE**

16'9" x 10'8" (5.11m x 3.25m)

**KITCHEN**

18'3" x 8'10" (5.56m x 2.69m)

Having range of eye and low level units, hob, underoven, extractor hood, integrated fridge/freezer and washing machine, tiling between units, tiled floor, patio doors leading to lawn, dining space.

**FIRST FLOOR**

Landing having airing cupboard.

**MASTER BEDROOM**

11'1" x 10'6" (3.38m x 3.20m)

**EN SUITE**

Comprising of fully tiled walk in electric shower, WHB, WC, tiled floor.

**BEDROOM (2)**

11'6" x 11'1" (to widest points) (3.51m x 3.38m (to widest points))

**BEDROOM (3)**

8'10" x 7'10" (2.69m x 2.39m )

**BATHROOM**

Comprising of bath with shower fitted to taps, shower screen, WHB, WC, part tiling around bath, tiled floor.

**EXTERIOR FEATURES**

Tarmac driveway.

Lawn to rear enclosed by fence and gate.

