

15 Meadow Bank, Seapatrick, Banbridge, BT32 4PZ

Wilson
Residential



Property Features

Lounge with Private Outlook
Modern Kitchen & Utility Room
Three Bedrooms & Ensuite
Downstairs WC & Bathroom
OFCH/ Double Glazed Windows
Driveway to side

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

FOR SALE ASKING PRICE—£122,500

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SUMMARY

Enjoying a private aspect, this semi-detached property is presented to a high standard throughout within this popular development. It is located just a short drive from Banbridge Town centre, schools, leisure and recreational facilities.

The ground floor accommodation comprises of Lounge with fireplace, Kitchen with Dining space, Utility room and Downstairs WC. To the first floor, there are Three Bedrooms (Master bedroom With Ensuite) and Bathroom.

Outside there is driveway parking to side with gardens laid in lawn to front and rear.

Viewing is highly recommended, please contact Selling Agent on 028 4062 4400 for further details.

GROUND FLOOR ACCOMMODATION COMPRISES

Entrance Hall. Mahogany part glazed front door with double glazed sidelight. Ceramic tiled floor. Under stairs storage.

Lounge. 15'3 x 12'8

View to front. Feature fireplace with hearth. Wood effect laminate flooring.

Modern Fitted Kitchen With Dining Space. 13 x 11'5

Excellent range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Electric oven & hob with extractor fan above. Integrated Smeg dishwasher. Integrated fridge freezer. Space for dining table. Under counter lighting. Tiled floor and part tiled walls. Door to Utility Room:

Utility Room. 8'3 x 6'12

Range of high and low level units. Stainless steel sink unit with mixer tap & splashback. Plumbed for washing machine & Space for tumble dryer. Extractor fan. Tiled floor. Mahogany part glazed door to rear garden.



Cloakroom. Window to side. WC & Wash hand basin with splashback. Tiled floor.

FIRST FLOOR ACCOMMODATION COMPRISES

Landing. Hotpress. Access to roof space. Roofspace partly floored.

Bathroom

Comprising of WC, Pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Extractor fan. Tiled floor & tiled walls.

Master Bedroom. 11 x 12.

View to front. Door to Ensuite:

Ensuite Shower Room. White suite comprising of WC, Wash hand basin. Tiled shower cubicle with electric shower. Tiled floor.

Bedroom 2. 11'5 x 11'2. View to rear.

Bedroom 3. 9'5 x 8. View to front. Measurements taken at widest points. Built in cupboard.

OUTSIDE

Tarmac driveway. Front & Rear garden laid in lawn. Oil fired boiler in boiler house. Oil tank. Outside light. Space for garden shed.



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