

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel**  
**Henry**  
ESTATE AGENTS

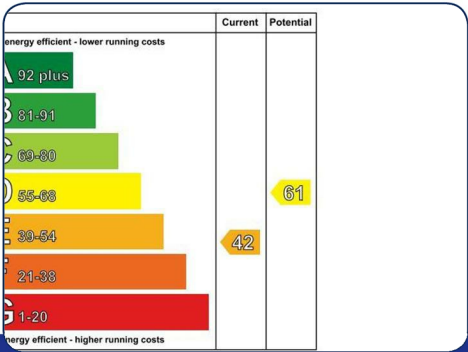
£130,000

FOR SALE



3 Rosslea, Newbuildings, BT47 2AQ

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (exept Garage)
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E



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# FREE

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## ACCOMMODATION

### HALL

Having hotpress and cloaks cupboard.

### LOUNGE

18'9" x 12'9" (into bay) (5.72m x 3.89m (into bay))

Having tiled fireplace with carved mahogany surround.

### KITCHEN

14'9" x 11'9" (to widest points) (4.50m x 3.58m (to widest points))

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, oven, extractor hood, space for fridge, ample dining space.

### UTILITY ROOM

Having low level units, single drainer stainless steel sink unit with mixer taps.

### BEDROOM (1)

11'9" x 11'5" (3.58m x 3.48m)

Having wardrobes with cupboards over, bed space with headboard and lockers.

### BEDROOM (2)

11'7" x 9'8" (to widest points) (3.53m x 2.95m (to widest points))

### BEDROOM (3)

9'8" x 8'4" (2.95m x 2.54m)

### BATHROOM

Comprising of bath with telephone hand shower to taps, WHB, WC, fully tiled walls and floor.

### EXTERIOR FEATURES

DETACHED GARAGE Having roller door, light and power points, side window and door.

Neat lawn to front bordered by wall and double entrance gates.

Tarmac driveway.

Concrete yard to rear.