

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£180,000

FOR SALE



15 The Village Green, Ardmore, BT47 3WB

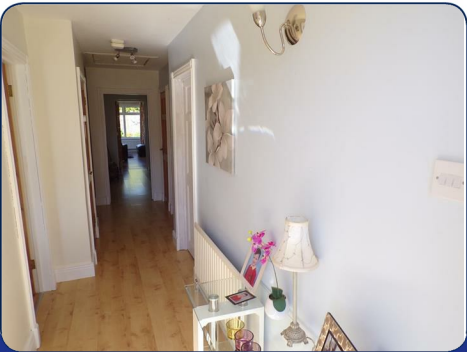
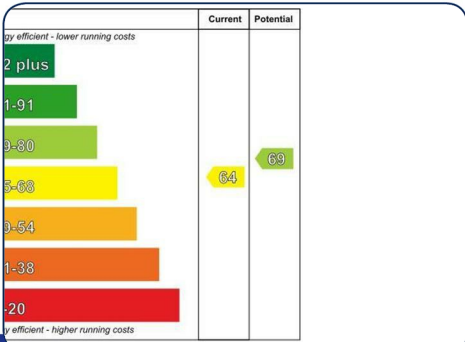
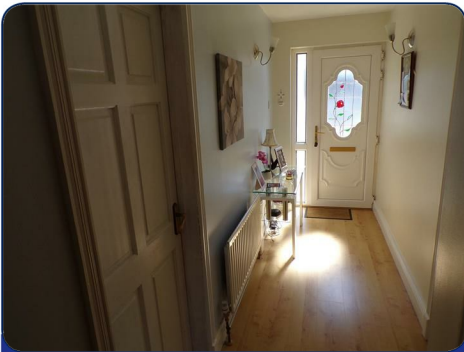
- DETACHED BUNGALOW
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS (except velux)
- PANELLED INTERNAL DOORS
- BLINDS INCLUDED IN SALE
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

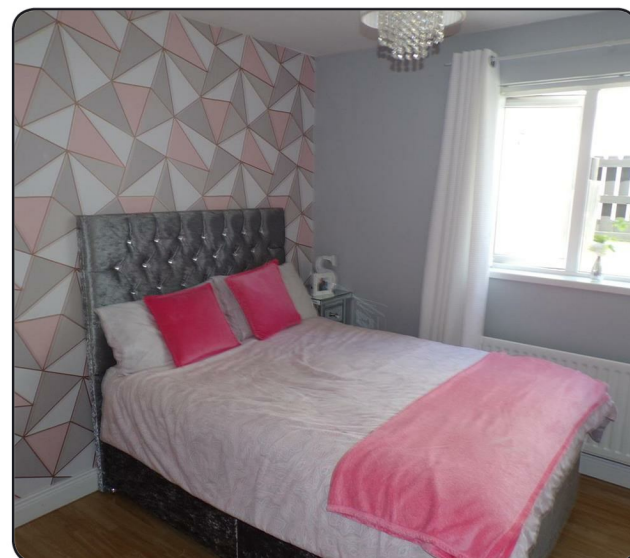
Agent:



- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 5. Any areas, measurements or distances referred to herein are approximate only.
 6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
 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.



www.danielhenry.co.uk
www.propertypal.com



ACCOMMODATION

HALLWAY

Having hotpress, cloaks cupboard, telephone point, laminated wooden floor.

LOUNGE

16'4" x 11'3" (4.98m x 3.43m)

Having attractive fireplace, ceiling cornicing, centre rose, laminated wooden floor.

KITCHEN/DINING/SUNROOM

27'6" x 17'1" (to widest points) (8.38m x 5.21m (to widest points))

Having range of eye and low level units, 1 1/2 bowl set into worktop, wired for cooker, stainless steel extractor hood, space for American fridge/freezer, oven, multi fuel stove set in brick surround,, recessed lighting, laminated wooden floor, French doors.

UTILITY ROOM

7'9" x 7'8" (2.36m x 2.34m)

Having eye and low level units, plumbed for washing machine and dishwasher, space for freezer, extractor fan, laminated wooden floor.

BEDROOM (1)

10'8" x 11' (to widest points) (3.25m x 3.35m (to widest points))

Having built in wardrobes, laminated wooden floor.

EN SUITE

Comprising of walk in electric shower, PVC cladding to walls, WHB vanity unit, WC, PVC ceiling, spot lights, extractor fan.

BEDROOM (2)

12'5" x 9'8" (into bay) (3.78m x 2.95m (into bay))

Having laminated wooden floor.

BEDROOM (3)

10'4" x 9'9" (3.15m x 2.97m)

Having laminated wooden floor.

BEDROOM (4)

10'8" x 7'10" (to widest points) (3.25m x 2.39m (to widest points))

Having laminated wooden floor.

BATHROOM

Comprising of bath with shower attached to taps, WHB with mixer taps, WC, fully tiled walk in shower, extractor fan, recessed lighting, heated towel rail, tiled floor.

EXTERIOR FEATURES

Garden to front with plants and shrubs.

Tarmac and concrete driveway.

Artificial garden to rear enclosed with plants and shrubs and pebbles.

Paved patio to rear.

2 Garden sheds.

Outside light and power points.

