

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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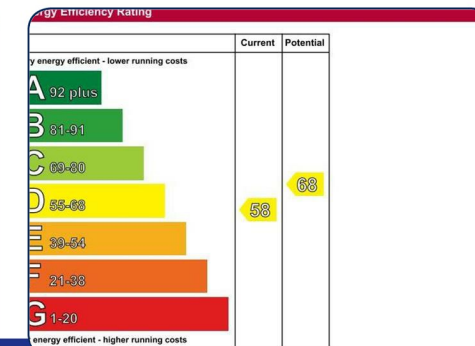
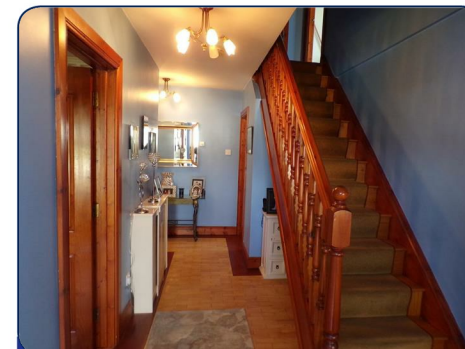
£160,000

**FOR SALE**



**39 Ervey Court, Eglinton, BT47 3WN**

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- EPC RATING D



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## ACCOMMODATION

### HALL

Having wooden floor.

### LOUNGE

16'3" x 14'7" (to widest points) (4.95m x 4.45m (to widest points))

Having magnificent fireplace, ceiling cornicing, centre rose, recessed lighting, wooden floor.

### KITCHEN

16'3" x 13' (4.95m x 3.96m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl sink unit, leisure cooking centre, overmantle with extractor hood, plumbed for dishwasher, matching dresser and centre island, tiled floor, dining space, open plan to Sunroom.

### SUNROOM

13'10" x 12'7" (4.22m x 3.84m)

Having wooden ceiling, wooden floor, French doors to side.

### UTILITY ROOM

Having eye and low level units, sink unit, plumbed for washing machine, stone tiled floor.

### MASTER BEDROOM (1)

18'11" x 11'3" (to widest points) (5.77m x 3.43m (to widest points))

Having wall to wall built in wardrobes, wooden floor.

### ENSUITE

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

### BEDROOM (2)

13' x 9'7" (3.96m x 2.92m)

### BATHROOM

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

### FIRST FLOOR

Landing having hotpress, storage cupboard.

### BEDROOM (3)

12'4" x 9'11" (3.76m x 3.02m)

Having laminated wooden floor.

### BEDROOM (4)

12'4" x 12'2" (3.76m x 3.71m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising of tiled walk in shower, WHB, WC, part tiled walls and floor.

### EXTERIOR EFATURES

DETACHED GARAGE Having roller door, light and power points.

Neat lawns to front and rear.

Tarmac driveway.

Decked patio area.

Shed to side of Garage.

