

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£125,000

FOR SALE



45 Canterbury Park, Kilfennan, BT47 6BX

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & FRENCH DOORS
- PANELLED INTERNAL DOORS
- CARPETS & BLINDS IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

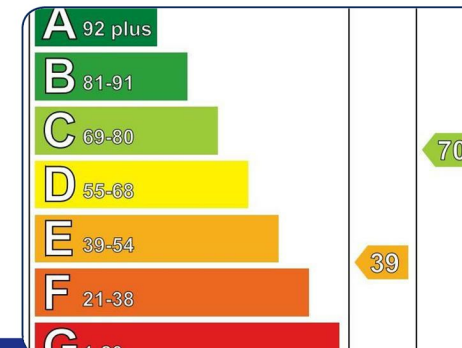
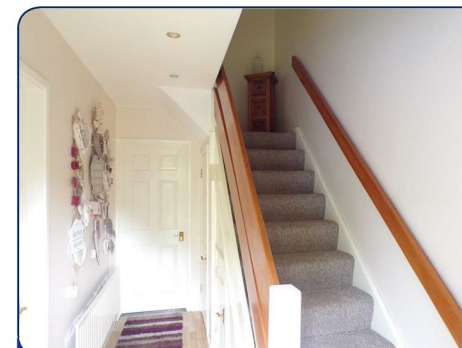
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ACCOMMODATION

HALL

Having laminated wooden floor, understair storage.

LOUNGE

13'11" x 12'4" (4.24m x 3.76m)

Having attractive fireplace, laminated wooden floor, recessed lighting, open plan to Kitchen/Dining.

KITCHEN/DINING

20'5" x 10' (6.22m x 3.05m)

Having range of eye and low level units, matching pelmet over window and recessed lighting, Stoves cooking centre, gas hob, electric oven, wine rack, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, plumbed for American fridge freezer, tiling between units, concealed lighting under units, laminated wooden floor, french doors to rear with ample dining space.

FIRST FLOOR

BEDROOM (1)

12'10" x 10'5" (3.91m x 3.18m)

Having built in wardrobes with sliding mirror doors, laminated wooden floor.

BEDROOM (2)

9'11" x 7'9" (into wardrobe) (3.02m x 2.36m (into wardrobe))

Having built in wardrobes with sliding mirror doors, laminated wooden floor.

BEDROOM (3)

9'9" x 7'11" (2.97m x 2.41m)

Having built in wardrobes with sliding mirror doors, laminated wooden floor.

BEDROOM (4)

10' x 6'6" (3.05m x 1.98m)

Having built in wardrobes with sliding mirror doors, laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, WHB & WC, fully tiled walls, floor, recessed lighting.

EXTERIOR FEATURES

Garden to front.

Concrete driveway.

Garden to rear enclosed by fence.

Outside light and tap.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £682.88 (June 2019)