

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

FREE

Mortgage Advice

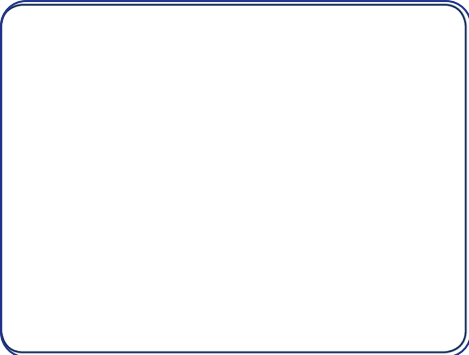
Have a no obligation chat with

DAVIS R J KERNOHAN

CERT CII (MP)

MORTGAGE BROKER





VIEWING STRICTLY BY APPOINTMENT ONLY



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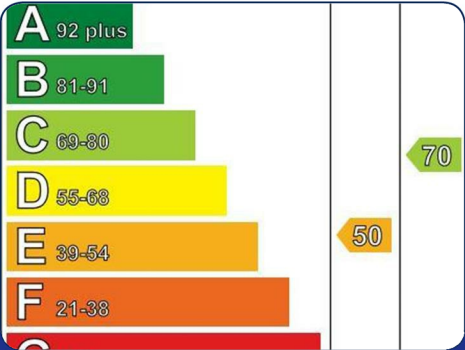
£129,950

FOR SALE



8 Canterbury Park, Kilfennan, BT47 6DU

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING E



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## ACCOMMODATION

### HALL

Having understair storage, laminated wooden floor.

### LOUNGE

13'11" x 12' (to widest points) (4.24m x 3.66m (to widest points))  
Having fireplace, ceiling cornicing, laminated wooden floor, open plan to Dining Area.

### DINING AREA

10' x 7'9" (3.05m x 2.36m)  
Having laminated wooden floor.

### KITCHEN

12'4" x 9'11" (3.76m x 3.02m)  
Having range of low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, cooking centre, plumbed for washing machine, recessed lighting, hotpress, part wall tiling, tiled floor.

## FIRST FLOOR

### BEDROOM (1)

12'10" x 10'5" (to widest points) (3.91m x 3.18m (to widest points))

### ENSUITE

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

### BEDROOM (2)

10'1" x 7'9" (3.07m x 2.36m)

### BEDROOM (3)

9'9" x 9'9" (to widest points) (2.97m x 2.97m (to widest points))

### BEDROOM (4)

10'1" x 6'5" (3.07m x 1.96m)

### BATHROOM

Comprising of bath with electric shower over, shower screen, WHB, WC, recessed lighting, fully tiled walls and floor.

## EXTERIOR FEATURES

GARAGE 22'11" x 9'6" Having double doors, light and power points, rear door.  
Bordered to front by wall.  
Extended parking and lawn.  
Garden to rear.

## ESTIMATED ANNUAL RATES

Estimated Annual Rates: £800.15 (Aug 2019)

