

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



€130,000

FOR SALE



90 Ard ban, Muff,

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT AND BACK DOORS
- TARMAC DIVEWAY
- CUL-DE-SAC LOCATION
- AWAITING BER

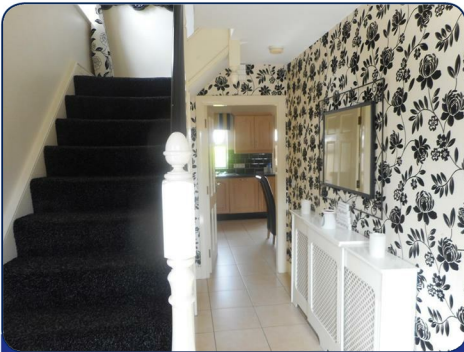
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

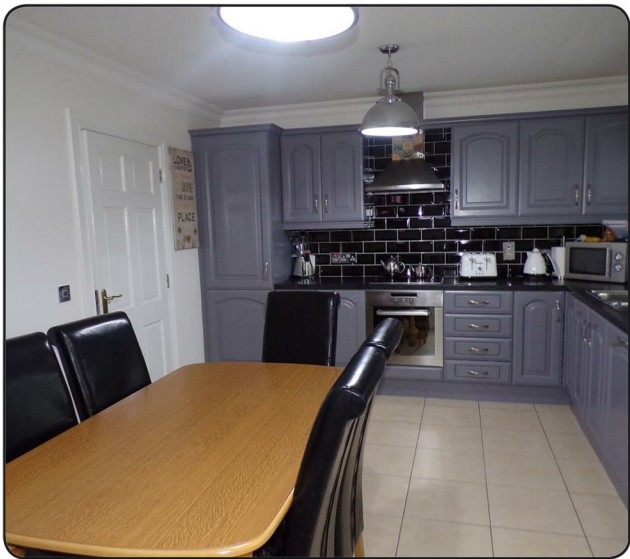


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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5. 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.







**ACCOMODATION**

**HALL**

Having tiled floor, understairs storage cupboard.

**LOUNGE**

16'10" x 13'8" (5.13m x 4.17m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

**KITCHEN**

15'3" x 11'4" (4.65m x 3.45m )

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, oven, stainless steel extractor hood, integrated fridge freezer and dishwasher, tiling between units, tiled floor, dining space.

**UTILITY ROOM**

Having eye and low level units, sink unit, plumed for automatic washing machine, tiled floor.

**GUEST TOILET**

Having WC, WHB, fully tiled walls and floor.

**FIRST FLOOR**

Landing having hotpreess.

**MASTER BEDROOM**

12'6" x 11'9" (3.81m x 3.58m)

**EN-SUITE**

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

**BEDROOM (2)**

11'9" x 11'4" (3.58m x 3.45m)

**BEDROOM (3)**

11'4" x 8'8" (into built in wall to wall wardrobes (3.45m x 2.64m (into built in wall to wall wardrobe)  
Having laminated wooden floor.

**BATHROOM**

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

**EXTERIOR FEATURES**

Neat lawns to front and rear.  
Enclosed to rear by fence and gate.  
Decked patio area.



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