

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**




**VIEWING STRICTLY BY APPOINTMENT ONLY**

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£139,950



27 Dunnalong Manor, Bready, BT82 0EQ

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS EXCEPT VELUX
- PVC FRONT AND BACK DOOR
- TARMAC DRIVEWAY
- BLINDS INCLUDED IN SALE
- DETACHED GARAGE
- EPC RATING D



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## ACCOMMODATION

### HALL

Having laminated wooden floor

### LOUNGE

17'7" x 12'8" (into bay) (5.36m x 3.86m (into bay))

Having attractive fireplace, laminated wooden floor, ceiling cornicing

### KITCHEN

13'3" x 13'2" (4.04m x 4.01m)

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

### UTILITY ROOM

Having sink unit, low level units, plumbed for a washing machine, tiled floor

### GUEST TOILET

Having WC, WHB, tiled floor

## FIRST FLOOR

### LANDING

Having hotpress

### MASTER BEDROOM

16'1" x 8'6" (4.90m x 2.59m)

Having built in wardrobes with sliding mirror doors

### EN-SUITE

Comprising tiled walk in shower, WHB, WC, tiled floor

### BEDROOM (2)

11' x 10'5" (to widest points) (3.35m x 3.18m (to widest points))

Having built in double wardrobe, laminated wooden floor.

### BEDROOM (3)

9'10" x 8'7" (3.00m x 2.62m)

Having laminated wooden floor

### BATHROOM

Comprising bath with handles, WHB, WC, tiled walk in shower, tiled floor

## EXTERIOR FEATURES

Detached Garage having roller door, light and power points, side door and window.

Neat lawns to front and rear bordered to rear by hedge.

Decked patio area.

Enclosed to rear by fence and gate.

## ESTIMATED ANNUAL RATES

Estimated Annual Rates: £941.90 (Feb 2020)

