

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

Daniel
Henry
ESTATE AGENTS

€140,000

FOR SALE

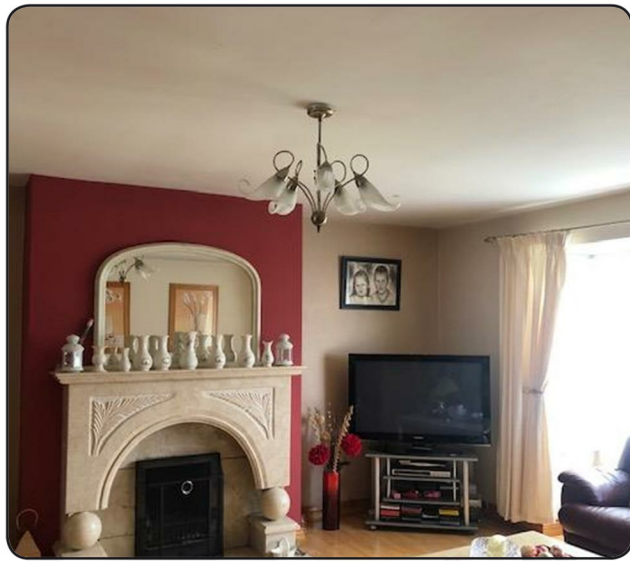


97 Ashlea Grove,

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- TARMAC DRIVEWAY
- CUL DE SAC LOCATION



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ACCOMMODATION

HALL

Having tiled floor, understair storage

GUEST TOILET

Having WC, WHB, 1/2 tiled walls, tiled floor

LOUNGE

18' into bay x 13'11" (5.49m into bay x 4.24m)

Having fireplace, laminated wooden floor

KITCHEN

23'3" x 14' to widest points (7.09m x 4.27m to widest points)

Having range of eye and low level units, matching pelmet over window, concealed lighting under units, single drainer stainless steel sink unit with mixer taps, Hotpoint electric cooker, extractor hood, integrated fridge freezer, dishwasher, wine rack, glazed display, tiling between units, tiled floor, dining space, french doors to rear

UTILITY ROOM

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress

MASTER BEDROOM

13' x 10'10" (3.96m x 3.30m)

Having laminated wooden floor

EN-SUITE

Comprising fully tiled walk in electric shower, WHB, WC, 1/2 tiled walls, tiled floor

BEDROOM (2)

10'2" x 10' (3.10m x 3.05m)

Having laminated wooden floor

BEDROOM (3)

13' x 8'9" (3.96m x 2.67m)

Having laminated wooden floor

BEDROOM (4)

10' x 8'9" built in wardrobe (3.05m x 2.67m built in wardrobe)

Having laminated wooden floor

BATHROOM

Comprising bath with hand shower to taps, walk in fully tiled shower, WHB, WC, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neat lawns to front and rear

Paved patio area

Garden shed

