

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

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DAVIS R J KERNOHAN  
CERT CII (MP)  
MORTGAGE BROKER





£135,000

FOR SALE



39 Summerhill, Prehen, BT47 2PL

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- MAHOGANY DOUBLE GLAZED WINDOWS (EXCEPT GARAGE)
- BLINDS AND CARPETS INCLUDED IN SALE
- SPACIOUS CORNER SITE
- EPC RATING E

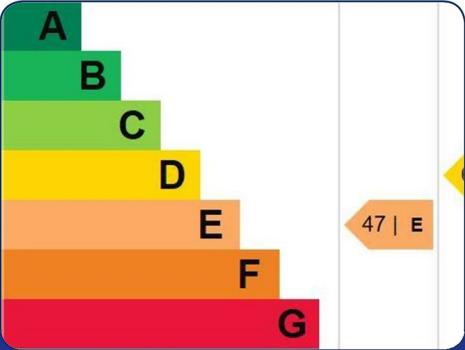
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



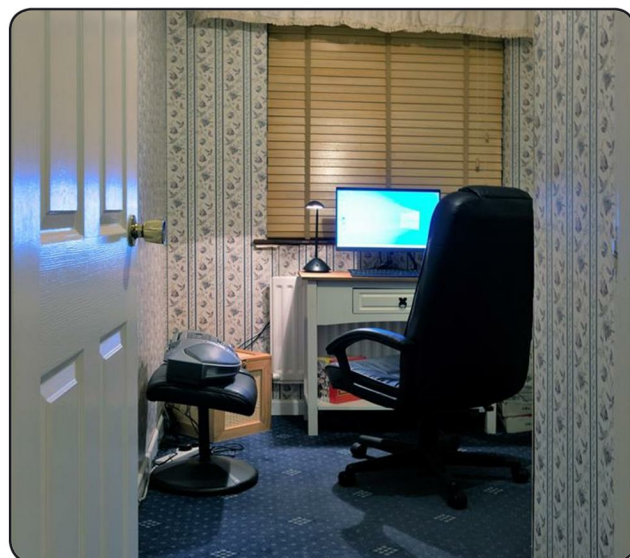
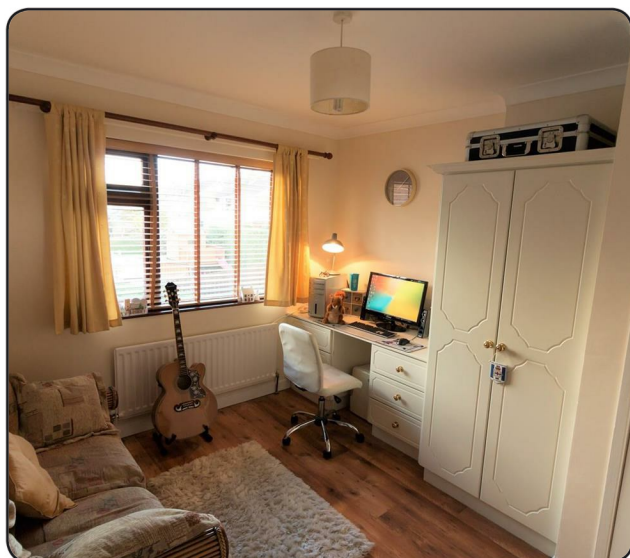
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## ACCOMMODATION

### HALL

Having understairs storage.

### GUEST TOILET & WHB

Having tiled floor.

### LOUNGE

10'7" x 10'6" (3.23m x 3.20m)

Having ceiling cornicing, 'Georgian' glazed door to Hallway.

### FAMILY ROOM

13'10" x 9'11" (4.22m x 3.02m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor, 'Georgian' glazed door to Hallway.

### KITCHEN

10'7" x 7'1" (3.23m x 2.16m)

Having range of eye and low level units, tiling between units, hob, underoven, extractor canopy, plumbed for washing machine and dishwasher, integrated fridge.

### FIRST FLOOR

Landing having window.

### BEDROOM (1)

13'4" x 10'1" (to widest points) (4.06m x 3.07m (to widest points))

Having range of built in wardrobes with dressing table, cupboards over, built in wardrobe, laminated wooden floor.

### BEDROOM (2)

10'11" x 10' (3.33m x 3.05m)

Having built in wardrobes with dressing table, hotpress.

### BEDROOM (3)

10' x 7' (to widest points) (3.05m x 2.13m (to widest points))

Having staircase to attic storage.

### SHOWER ROOM

Comprising fully tiled walk in electric shower, WHB set in vanity unit, WC, ceiling cornicing, fully tiled walls and floor.

### EXTERIOR FEATURES

GARAGE 19'11" X 11'1" Having roller door, light and power points, side window and door.

Neat lawn to front.

Extensive lawns to side bordered by wall and mature laurel hedge.

Paved yard to rear.

Enclosed to rear by fence and gate.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £862.47 (Jan 2021)

