

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£145,000

FOR SALE



31 Cambourne Park, Kilfennan, BT47 5PH

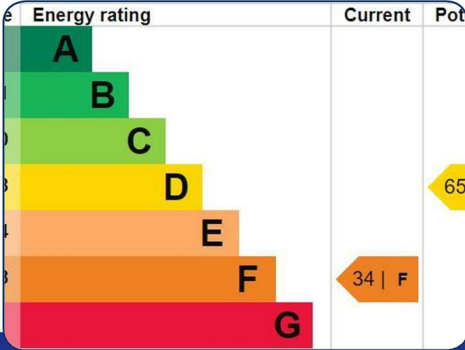
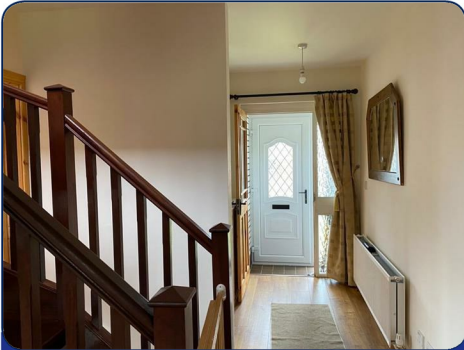
- SEMI DETACHED 5 BEDROOM CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux & Garage)
- PVC FRONT AND REAR DOORS
- EPC RATING F

VIEWING STRICTLY BY APPOINTMENT ONLY

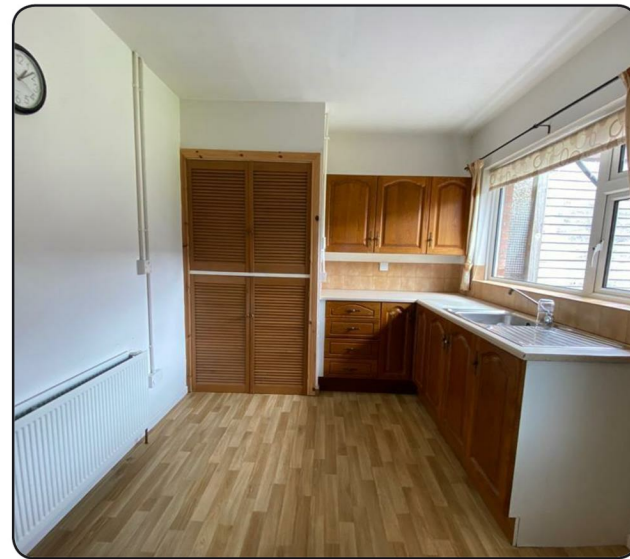
Agent:



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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.



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ACCOMMODATION

VESITBULE PORCH

Having tiled floor.

HALL

Having laminated wooden floor.

LOUNGE

16'4" x 11'10" (to widest points) (4.98m x 3.61m (to widest points))
Having fireplace, laminated wooden floor.

KITCHEN

13'11" x 8'8" (4.24m x 2.64m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for electric cooker, dining space.

BEDROOM (1)

13'10" x 8'10" (4.22m x 2.69m)

BEDROOM (2)

10'5" x 8'11" (3.18m x 2.72m)

BEDROOM (3)

10'5" x 6'9" (3.18m x 2.06m)

SHOWER ROOM

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

REAR HALLWAY

Plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

Landing having storage cupboard.

BEDROOM (4)

11'11" x 11' (3.63m x 3.35m)
Having built in wardrobe.

BEDROOM (5)

11'3" x 10'6" (3.43m x 3.20m)

EXTERIOR FEATURES

GARAGE Having roller door, side window and door.

Neat lawn to front bordered by wall.
Lawn for rear enclosed by fence and gate.

Tarmac driveway

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £910.38 (Feb 2021)

