

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£174,950



FOR SALE

VIEWING STRICTLY BY APPOINTMENT ONLY

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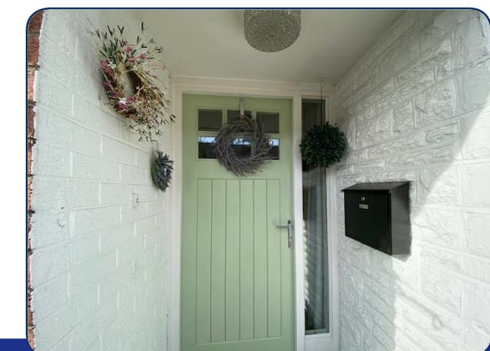
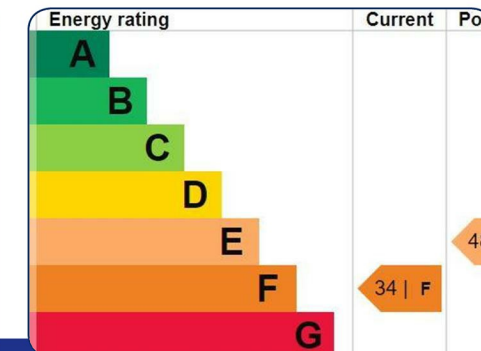
15 Laurel Park, Kilfennan, BT47 5PL

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED & SOLID FUEL CENRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- OAK INTERNAL DOORS, SKIRTING & ARCHITRAVE
- BLINDS INCLUDED IN SALE
- ZONED HEATING SYSTEM.
- EPC F

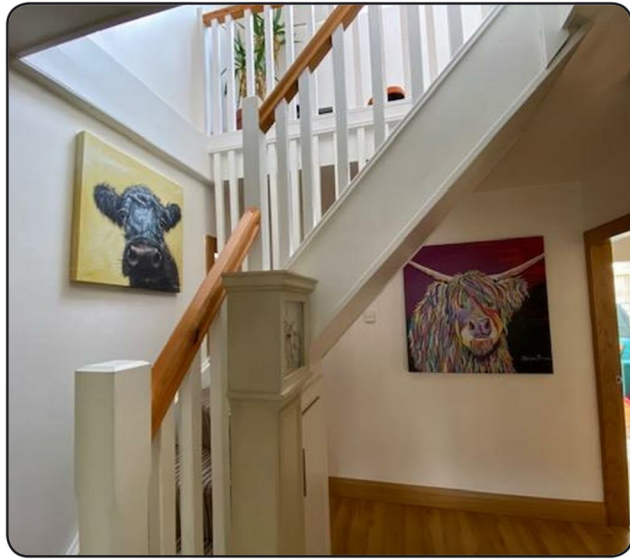
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALL

Having downstairs storage, laminated wooden floor.

LOUNGE

16'3" x 10'9" (4.95m x 3.28m)

Having magnificent fireplace with back boiler, granite inset and hearth, ceiling cornicing, laminated wooden floor.

OPEN PLAN KITCHEN/DINING/CONSERVATORY

22' x 20' (to widest points into cupboards) (6.71m x 6.10m (to widest points into cupboards))

Having range of eye and low level units, tiling between units, 5 ring gas hob, double oven, integrated dishwasher and fridge/freezer, plumbed for automatic washing machine, recessed lighting, ample dining space, laminated wooden floor, open plan to Conservatory, French doors to decked patio area.

BEDROOM (1)

13'10" x 8'11" (4.22m x 2.72m)

Having laminated wooden floor.

BEDROOM (2)

10'4" x 8'9" (3.15m x 2.67m)

Having laminated wooden floor.

BATHROOM

Comprising of bath with telephone hand shower to taps, WHB, WC, fully tiled walk in shower.

FIRST FLOOR

LANDING

Having toilet and whb off.

BEDROOM (3)

11'1" x 10'8" (3.38m x 3.25m)

Having wall to wall built in wardrobes and drawers with sliding doors.

BEDROOM (4)

11'1" x 10'5" (3.38m x 3.18m)

Having wall to wall built in wardrobes with sliding doors, laminated wooden floor.

EXTERIOR FEATURES

GARAGE 18'7" X 10'3" Having roller door, light and power points, side window and door.

Walled to front.

Decked patio area to rear leading to lawn.

Driveway to side.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £910.38 (Feb 2021)

