

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£140,000

FOR SALE



4 Adelaide Avenue, Kilfennan, BT47 5PD

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

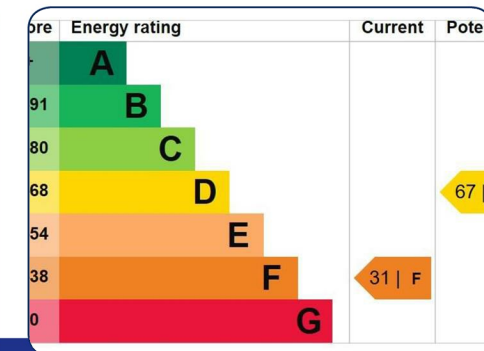


- SEMI DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- PVC FASCIA & GUTTERING
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING -

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com





ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

LOUNGE

16'3" x 11'10" (4.95m x 3.61m)

Having tiled fireplace with carved mahogany surround.

KITCHEN

12' x 8'7" (3.66m x 2.62m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, space for fridge / freezer.

REAR PORCH

Plumbed for washing machine, tiled floor.

BEDROOM 1

13'8" x 8'11" (4.17m x 2.72m)

Having wall to wall units with sliding doors.

BEDROOM 2

14'7" x 6'8" (4.45m x 2.03m)

Having built in wardrobes.

BEDROOM 3

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

BATHROOM

Comprising bath with electric shower over and tiling around, shower screen, whb and wc, 1/2 tiled walls.

EXTERIOR FEATURES

GARAGE 23'5" x 10' Having electric roller door, eye level units, light and power points, side window and door.

Neat lawn to front bordered by wall.

Neat lawn to rear enclosed by fence and gate.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£870.93 (JULY 2021)

