

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

€170,000

FOR SALE



62 Ard Ban, Muff,

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- GARDEN TO REAR
- TARMAC DRIVEWAY

VIEWING STRICTLY BY APPOINTMENT ONLY

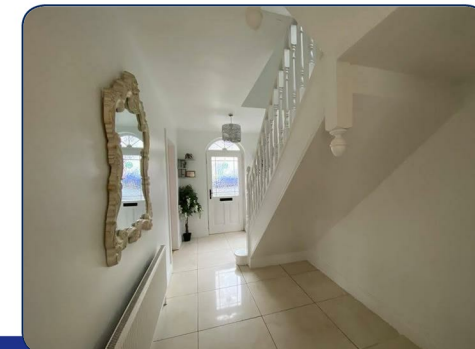
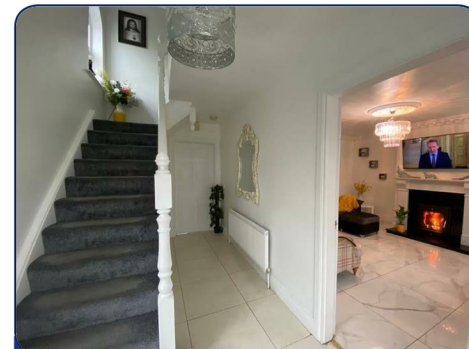
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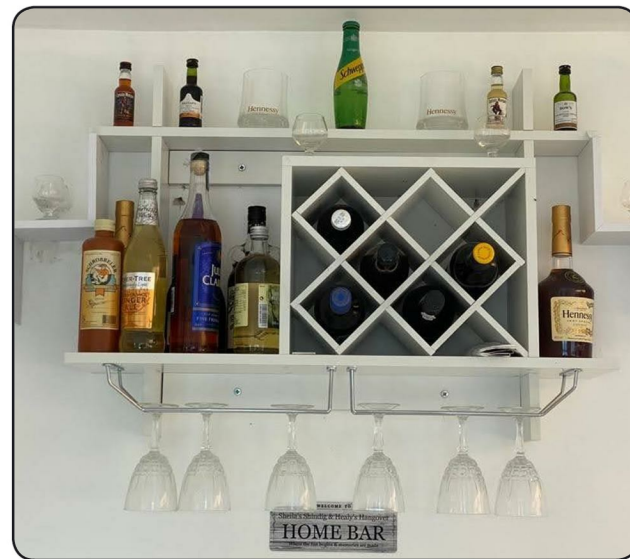
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, 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.

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





ACCOMMODATION

HALLWAY

Having tiled floor.

LOUNGE

16'11" x 13'8" (5.16m x 4.17m)

Having attractive fireplace, ceiling corning and centre rose, tiled floor.

KITCHEN

15'3" x 11'4" (4.65m x 3.45m)

Having range of eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, dining space, tiled floor.

UTILITY ROOM

Having sink unit, plumbed for washing machine and dishwasher, tiled floor.

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12'5" x 11'8" (3.78m x 3.56m)

Having laminated wooden floor.

EN-SUITE

Comprising walk in shower, whb and wc, tiled floor.

BEDROOM 2

11'8" x 11'4" (3.56m x 3.45m)

Having laminated wooden floor.

BEDROOM 3

11'4" x 8'9" (3.45m x 2.67m)

Having laminated wooden floor.

BATHROOM

Comprising bath, walk in shower, whb and wc, tiled floor.

EXTERIOR FEATURES

Neat lawn to front.

Lawn to rear bordered by wall and fence.

Paved patio area.

Two sheds, one having light and power points.

Tarmac driveway.

