

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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£259,950

115 Dunnalong Road, Bready, BT82 0DP

- DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- OIL FIRED CENTRAL HEATING
- OAK INTERNAL DOORS
- TARMAC DRIVEWAY TO SIDE
- LAWNS FRONT AND REAR

Energy rating	Current	Poten
A		
B		
C		
D	67 D	70
E		
F		
G		

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ENTRANCE HALLWAY

Double front doors to hallway having recessed lighting; oak staircase to first floor.

LOUNGE

15'4" x 13'3" (4.67m' x 4.04m')

Having magnificent fireplace with multi fuel stove; semi solid wood floor; double doors to:-

SUN ROOM

13'0" x 12'3" (3.96m' x 3.73m')

Having semi solid wood floor; french doors; double doors to:-

KITCHEN/DINING

26'4" x 14'2" (8.03m' x 4.32m')

Having excellent range of eye and low level units, granite worktops and splash back, stainless steel sink unit; Rangemaster' cooking centre; matching overmantle with extractor hood; integrated dishwasher; matching pelmet over window; centre island unit with storage under and breakfast bar; wine rack, part wall tiling, tiled floor, ample dining space and family area with multi fuel stove set on raised hearth, tiled floor.

FAMILY ROOM/ DINING ROOM

15'8" x 11'8" (4.78m' x 3.56m')

Having ornamental gas fire; semi solid wood floor.

REAR HALLWAY

Having cloakscupboard

GUEST TOILET

Having wash hand basin and WC; tiled floor; chrome radiator

UTILITY ROOM

Having eye and low level units; single drainer stainless steel sink unit with mixer taps; plumbed for washing machine; space for tumble dryer; tiled floor

STUDY

7'10" x 6'10" (2.39m' x 2.08m')

Having semi-solid wooden floor.

FIRST FLOOR LANDING

Having french doors to balcony.

Hotpress and airing cupboard

MASTER BEDROOM

15'9" x 13'10" (widest point) (4.80m' x 4.22m' (widest point))

Dressing room having built in wardrobes with sliding doors.

ENSUITE

Comprising fully tiled walk in shower; his and her wash hand basins, WC; fully tiled walls and floor; recessed lighting

BEDROOM 2

15'9" x 10'3" (4.80m' x 3.12m')

JACK AND JILL SHOWER ROOM

comprising walk in electric shower; wash hand basin and WC; chrome radiator; fully tiled walls and floor; recessed lighting

BEDROOM 3

15'9" x 10'9" (4.80m' x 3.28m')

BEDROOM 4

9'11" x 9'7" (3.02m' x 2.92m')

Laminate wood floor

BATHROOM

Comprising Jacuzzi style bath; walk in shower; wash hand basin and WC; recessed lighting; tiled floor; chrome radiator.

EXTERIOR FEATURES

Lawns to front, side and rear.

Decked patio area.

Separate driveway to shed.

SHED

ESTIMATED ANNUAL RATES

£1838.63 (OCT 2021)

