SPECIAL FEATURES OF THE PROPERTY INCLUDE:





£135,000



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: Daniel Henry (Waterside)

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 $\label{thm:misrepresentation} \mbox{ Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows: \mbox{ } \mb$

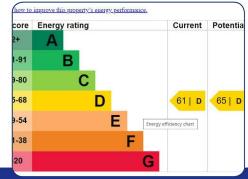
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www.danielhenry.co.uk www.propertypal.com

2 Elmwood Green, Castlederg, BT81 7GY

- DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- EPC RATING -







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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

GUEST WHB & WC

LOUNGE

13'8" x 13' (4.17m x 3.96m)

Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

16'7" x 16'3" (5.05m x 4.95m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob and underoven, plumbed for washing machine, space for fridge / freezer, ample dining space, French doors leading to rear, tiled floor.

UTILITY ROOM

Having single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12'4" x 12'4" (3.76m x 3.76m)

EN-SUITE

Comprising walk in electric shower, whb and wc.

BEDROOM 2

13'8" x 8' (4.17m x 2.44m)

BEDROOM 3

8'9" x 8' (2.67m x 2.44m)

BATHROOM

Comprising bath, whb and wc, walk in electric shower, laminated wooden floor.

EXTERIOR FEATURES

Lawn to front.

Lawn to rear.

Driveway to side.

ESTIMATED ANNUAL RATES







