

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

£135,000

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 -

Energy rating		Current	Potential
2+	A		
1-91	B		
9-80	C		
5-68	D	61 D	65 D
3-54	E		
1-38	F		
20	G		

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£919.32 (OCT 2021)

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

