

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£190,000

**FOR SALE**



**21 Clanna Rury, BT47 4FB**

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- TARMACADAM DRIVEWAY
- COMPOSITE FRONT DOOR
- SECURITY SYSTEM INSTALLED
- SHED TO REAR

**VIEWING STRICTLY BY APPOINTMENT ONLY**

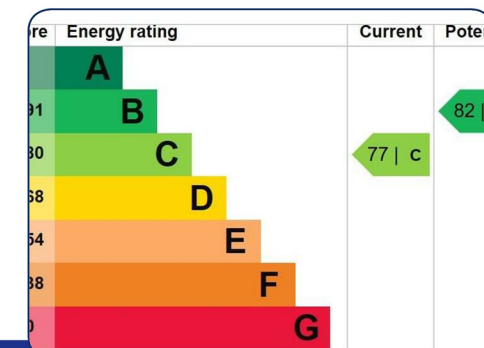
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## THE PROPERTY COMPRISES:

### ENTRANCE HALLWAY

Having tiled floor

### GUEST TOILET

Comprising wash hand basin and WC; fully tiled walls and tiled floor

### LOUNGE

14'4" x 14'2" (4.37m' x 4.32m')

Having ornate marble fireplace; matching mirror over mantle; granite inset and hearth; multi fuel stove; laminate wooden floor

### KITCHEN

18'7" x 11'4" (5.66m' x 3.45m')

Having excellent range of eye and low level units; glazed display cupboards, tiling between units, hob; double oven; stainless steel extractor hood; recessed lighting; ample dining space; french doors to rear; tiled floor.

### UTILTIY ROOM

10'9" x 5'9" (3.28m' x 1.75m')

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

### FIRST FLOOR

Bright landing with hotpress; slingsby ladder to attic

### MASTER BEDROOM

14'2" x 10'7" (4.32m' x 3.23m')

Laminate wood floor.

Ensuite comprising fully tiled walk in electric shower; wash hand basin and WC; half tiled walls; tiled floor

### BEDROOM 2

10'10" x 7'7" (3.30m' x 2.31m')

Laminate wood floor

### BEDROOM 3

10'9" x 7'5" (3.28m' x 2.26m')

Laminate wood floor

### BEDROOM 4

10'4" x 10'2" (3.15m' x 3.10m')

Laminate wood floor

### BATHROOM

Comprising bath with telephone hand shower to taps; walk in shower; wash hand basin and WC; half tiled walls; tiled floor

### EXTERIOR FEATURES

SHED 13'0" X 9'0"

Having roller door.

Light and power

Neat lawns to front and rear.

Enclosed to rear by fence and gate

### ESTIMATED ANNUAL RATES

£1161.24 (FEB 2022)

