

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£325,000



**FOR SALE**

51a Urney Road, Strabane, BT82 9DB

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC FRONT, BACK AND PATIO DOORS
- TARMACADAM DRIVEWAY TO FRONT AND SIDE
- SECURITY SYSTEM INSTALLED

**VIEWING STRICTLY BY APPOINTMENT ONLY**

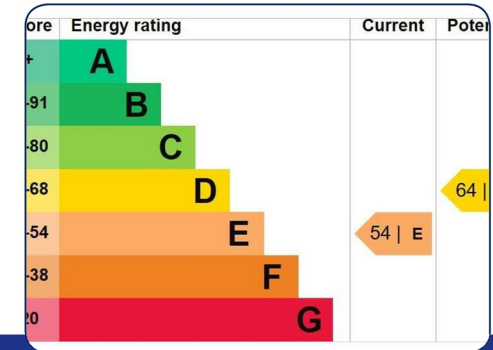
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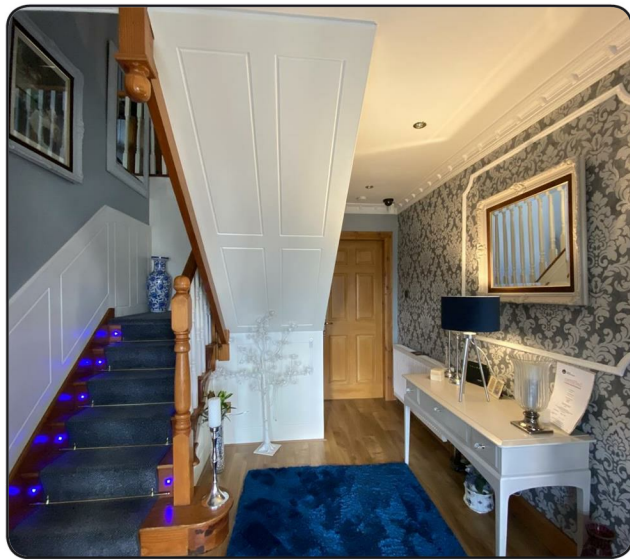
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**VESTIBULE**

Having tiled floor, door to hallway with stained glass panel and side panes.

**ENTRANCE HALLWAY**

Having ceiling cornicing; recessed lighting; panelling to stairs; laminate wooden floor  
understairs storage.

**LOUNGE**

18'6" x 12'5" (5.64m' x 3.78m')  
Ceiling cornicing with centre rose; magnificent fireplace with gas inset; tiled floor

**FAMILY ROOM**

17'5" x 12'3" widest point (5.31m' x 3.73m' widest point)  
Ceiling cornicing with centre rose; attractive fireplace; laminate wooden floor; double doors to:- Dining Room

**DINING ROOM**

12'7" x 11'4" (3.84m' x 3.45m')  
Ceiling cornicing with centre rose; laminate wooden floor; double doors to Sun Room.

**SUN ROOM**

12'9" x 12'2" (3.89m' x 3.71m')  
wooden ceiling, door to rear.

**KITCHEN**

16'2" x 10'9" (4.93m' x 3.28m')  
Having eye and low level units with matching extractor canopy and pelmet over windows; 'Belfast' sink; oven; centre island with storage under; plumbed for dishwasher; integrated fridge/ freezer; tiling between units; tiled floor

**REAR HALLWAY**

High and low level units; wired for cooker, sink unit; tiling between units and tiled floor.  
Storage cupboard

**GUEST TOILET**

Comprising wash hand basin and WC; half tiled walls; tiled floor; chrome radiator

**UTILITY ROOM**

Plumbed for washing machine; tiled floor

**ATTRACTIVE STAIRCASE TO FIRST FLOOR**

With wood panelling and stair lighting. Bright landing with stained glass window.  
Laminated wooden floor, ceiling cornicing with centre rose, hotpress and storage cupboard.

**MASTER BEDROOM**

16'3" widest point x 12'5" (4.95m' widest point x 3.78m')  
Having laminate wooden floor; walk in wardrobe.

**ENSUITE**

Comprising tiled walk in shower; wash hand basin and WC; half height wood panelled walls; tiled floor

**BEDROOM 2**

13'11" x 11'11" widest point (4.24m' x 3.63m' widest point)  
Coving to ceiling; laminate wood floor

**EN-SUITE**

Comprising tiled walk in shower; whb set in vanity unit, wc, tiled floor.

**BEDROOM 3**

15'2" x 9'10" (4.62m' x 3.00m')  
Laminate wood floor; cornicing

**BATHROOM**

Comprising free standing bath; wash hand basin; WC; tiled walk in shower; half height wood panelling to walls; tiled floor

**SECOND FLOOR**

Laminate wood floor

**BEDROOM 4**

14'2" x 12'7" (4.32m' x 3.84m')  
Laminate wood floor;

**ENSUITE**

Comprising walk in shower; wash hand basin and WC; tiled walls and floor

**BEDROOM 5**

14'2" x 11'4" (4.32m' x 3.45m')  
Laminate wood floor.

**EXTERIOR FEATURES**

Stone wall to front with double entrance gates.

Neat lawns to front and rear.

Tarmacadam driveway to side leading to gravel yard.

**GARAGE**

Roller door; power points, light

Outside light and tap

**ESTIMATED ANNUAL RATES**

£1872.07 (April 2022)

