

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

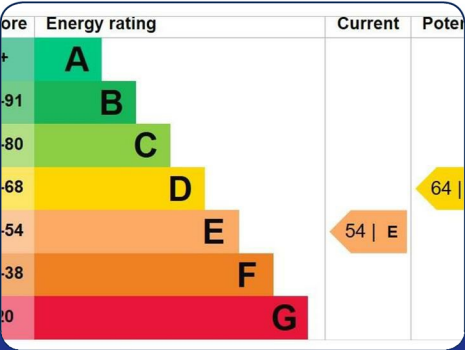
£315,000

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



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VESTIBULE

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

ENTRANCE HALLWAY

Havin 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)

