



41 Clarefield

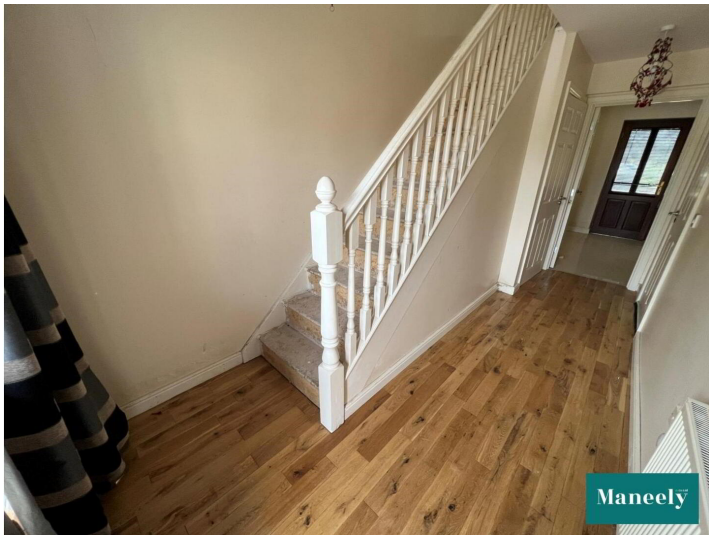
Killyman, BT71 6TQ

Asking Price
£145,000

- Four Bedrooms / Two Bathrooms
- Popular & Convenient Location
- Integral Garage
- Modern Fitted Kitchen / Dining

Perfect Potential! Maneely & Co are pleased to present this semi detached property to the market for sale in the popular village of Killyman. Comprising of an open plan kitchen/dining area, four bedrooms, two bathrooms and a spacious garage. An excellent opportunity for First Time Buyers or Growing Families to make a house a home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		75	77
		EU Directive 2002/91/EC	



Description

Accommodation in Brief

Ground Floor

Entrance Hall: 2.11m x 4.70m

Glazed wooden front door with glazed side panels. Prefinished wood to floor.

Kitchen: 5.25m x 2.89m

Range of high and low level units, single bowl stainless steel sink unit, space for hob, eye level cooker, dishwasher and tumble dryer. Glazed wooden door to rear with tile to floor.

WC: 0.77m x 2.67m

Close coupled WC with pedestal wash hand basin.

First Floor

Landing: 2.16m x 5.93m

Hot press and carpet to floor.

Living Room: 3.00m x 5.22m

PVC glazed French doors to balcony. Prefinished wood to floor.

Bedroom 1: 3.00 x 2.85

Built in storage and shelving.

Bathroom: 2.14m x 1.67m

Three piece suite comprising of wash hand basin, bath and WC. Tile to walls and tile to floor.

Second Floor:

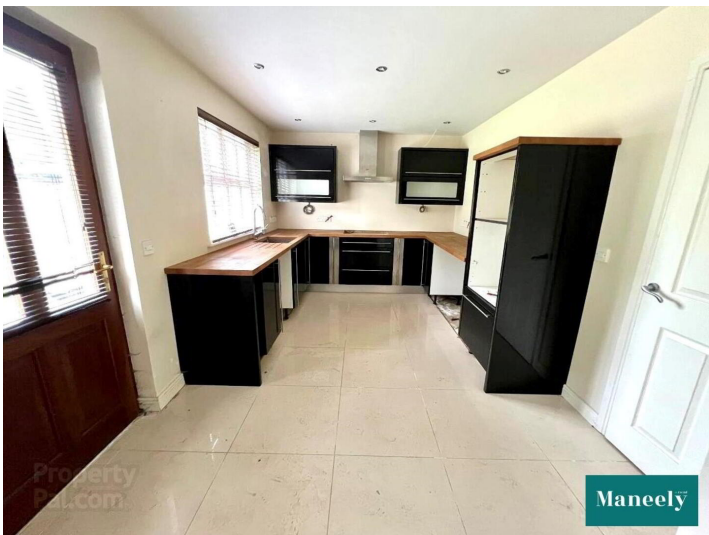
Landing: 2.54m x 1.27m

Carpet to floor

Bedroom 2: 3.16m x 3.55

Carpet to floor

En Suite: 0.86m x 2.98m



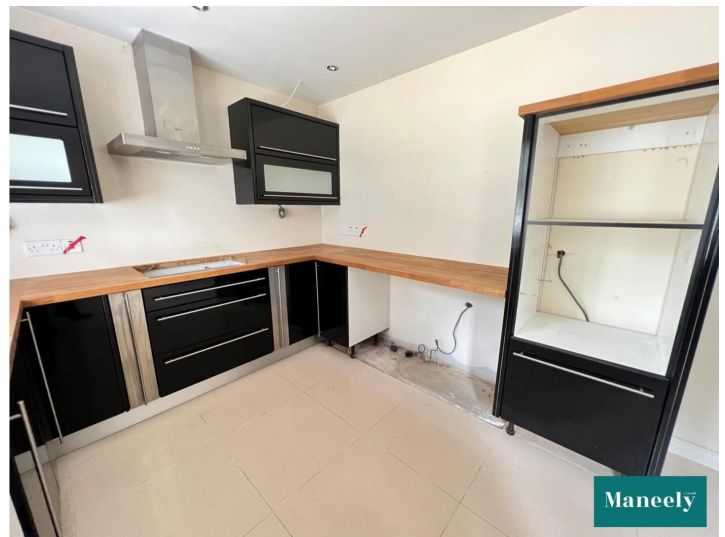
Pedestal wash hand basin, shower, close coupled WC with tiled walls and tile to floor.

Bedroom 3: 2.51m x 4.04m
Carpet to floor.

Bedroom 4: 2.64m x 2.83m
Carpet to floor.

Outside

Integral Garage: 3.00m x 5.11m
Plumbed for washing machine.
Private off street parking to front of property. Garden to rear.



Thinking of Selling? **FREE VALUATION!**

If you are considering the sale of your own property, we are delighted to offer a FREE sales valuation, without obligation of sale. Get in contact today and we will be happy to help & advise you!

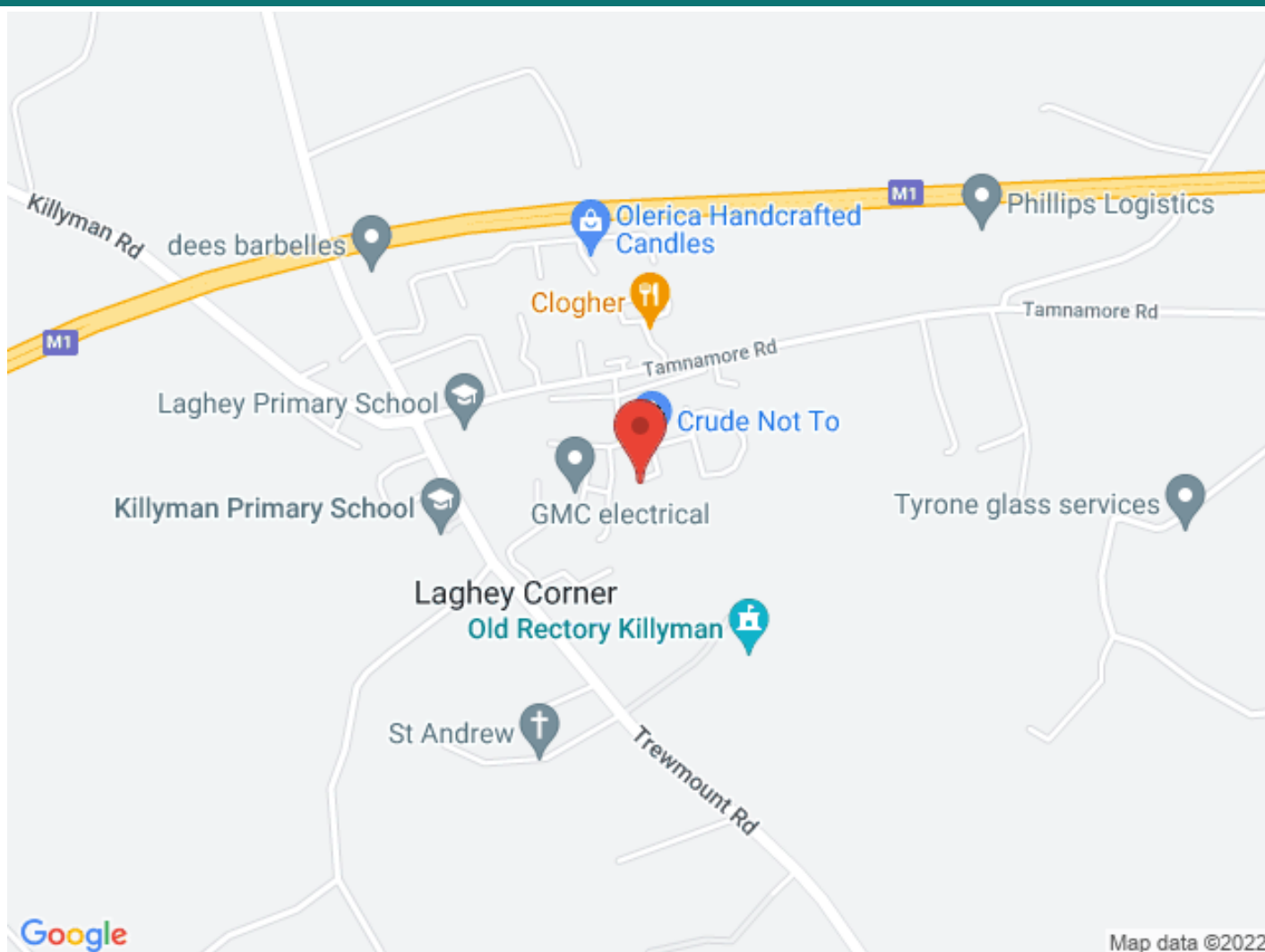
(028) 8772 7799 | info@maneely.com



MISREPRESENTATION CLAUSE

Maneely & Co Ltd gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE