



18 Kings Row

Coalisland, BT71 4PT

Offers Over
£90,000

- Mid Terrace Townhouse
- Popular & Convenient Location
- Suited to First Time Buyers or Investors Alike
- Three Bedrooms / Spacious Reception / Open Plan Kitchen & Dining Area

Maneely & Co are excited to offer 18 Kings Row to the sales market. This property is guaranteed to appeal to both first-time buyers and investors alike as it offers an excellent location, within walking distance to Coalisland town, as well as ample accommodation space throughout. Contact our sales team today on 028 8772 7799 to express your interest in this property.

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		
EU Directive 2002/91/EC		

Description

Accommodation in Brief

Ground Floor

Entrance Hallway: 1.19m x 5.12m

Wooden front door with storage cupboard.
Complete with tile to floor.

Living Room: 4.30m x 3.44m

Generous sized family room with open fireplace complete with laminate to floor.

Kitchen / Dining Room: 2.94m x 6.17m

Range of high and low level units, 1 1/2 bowl stainless steel sink unit, extractor fan, space for fridge freezer, oven and washing machine, PVC door to leading to rear. Complete with part tiled walls and tile to floor.

WC: 1.28m x 1.84m

Wash hand basin with storage unit and WC.
Splashback tiling complete with tile to floor.

First Floor

Landing: 3.01m x 1.70m

Hot press. Complete with laminate to floor.

Bedroom 1: 4.28m x 2.97m

Laminate to floor, partially laid.

Bedroom 2: 3.54m x 2.98m

Laminate to floor.

Bedroom 3: 2.82m x 3.09m

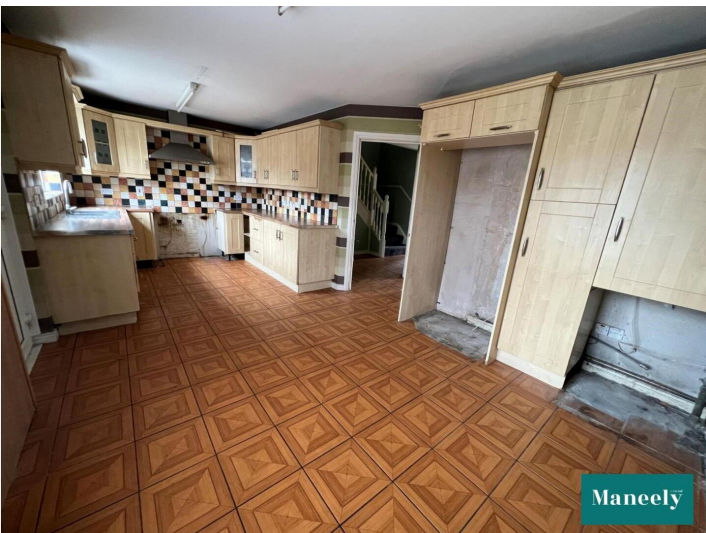
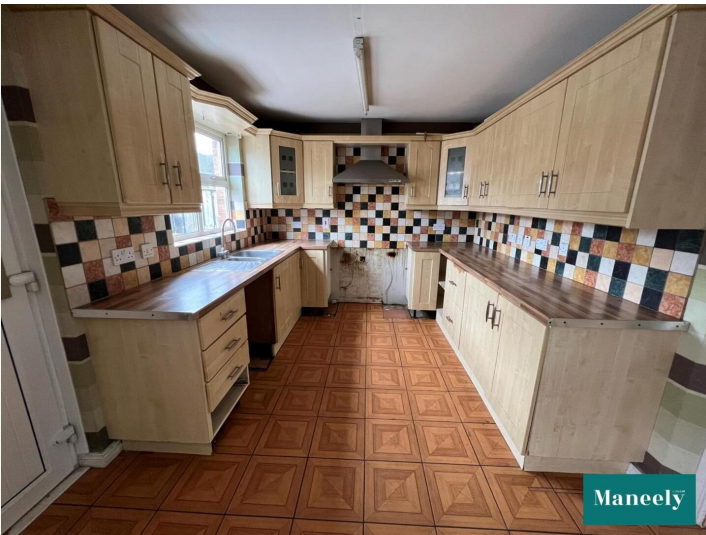
Carpet to floor.

Bathroom: 3.08m x 1.82m

Three piece suite comprising of corner shower, pedestal wash hand basin and WC. Complete with tile to walls and floor.

Outside

Fully enclosed front garden with lawn laid.
Tarmac laid to rear with concrete patio area and paving.



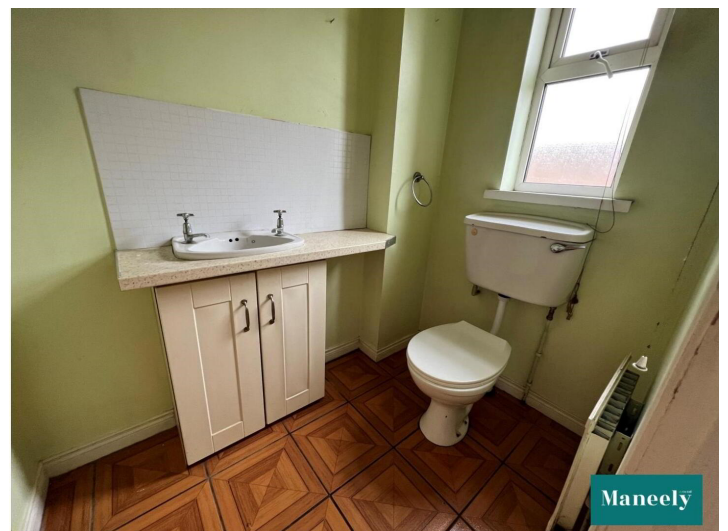
Thinking of Selling? **FREE VALUATION!**

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!

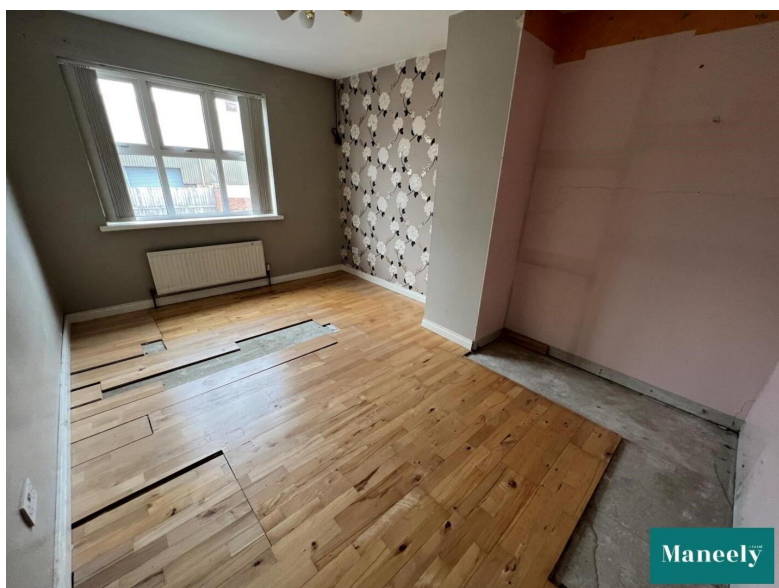
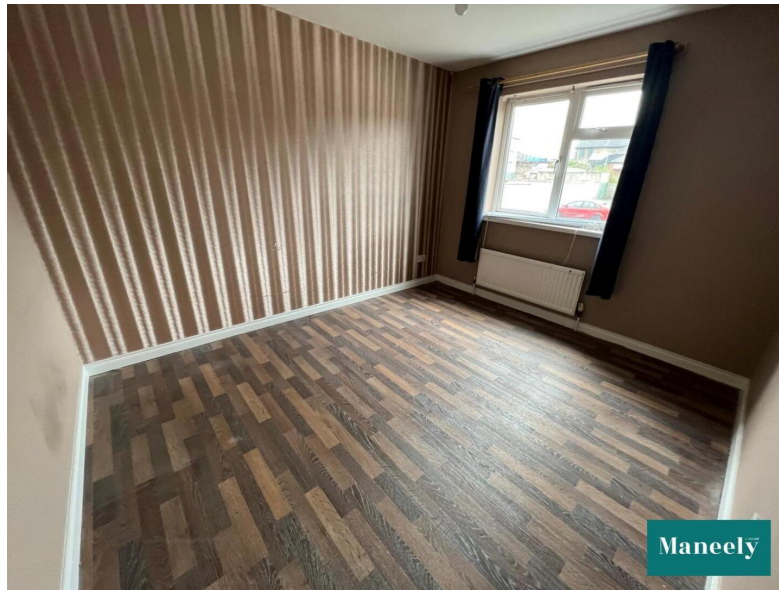
(028) 8772 7799 | info@maneely.com

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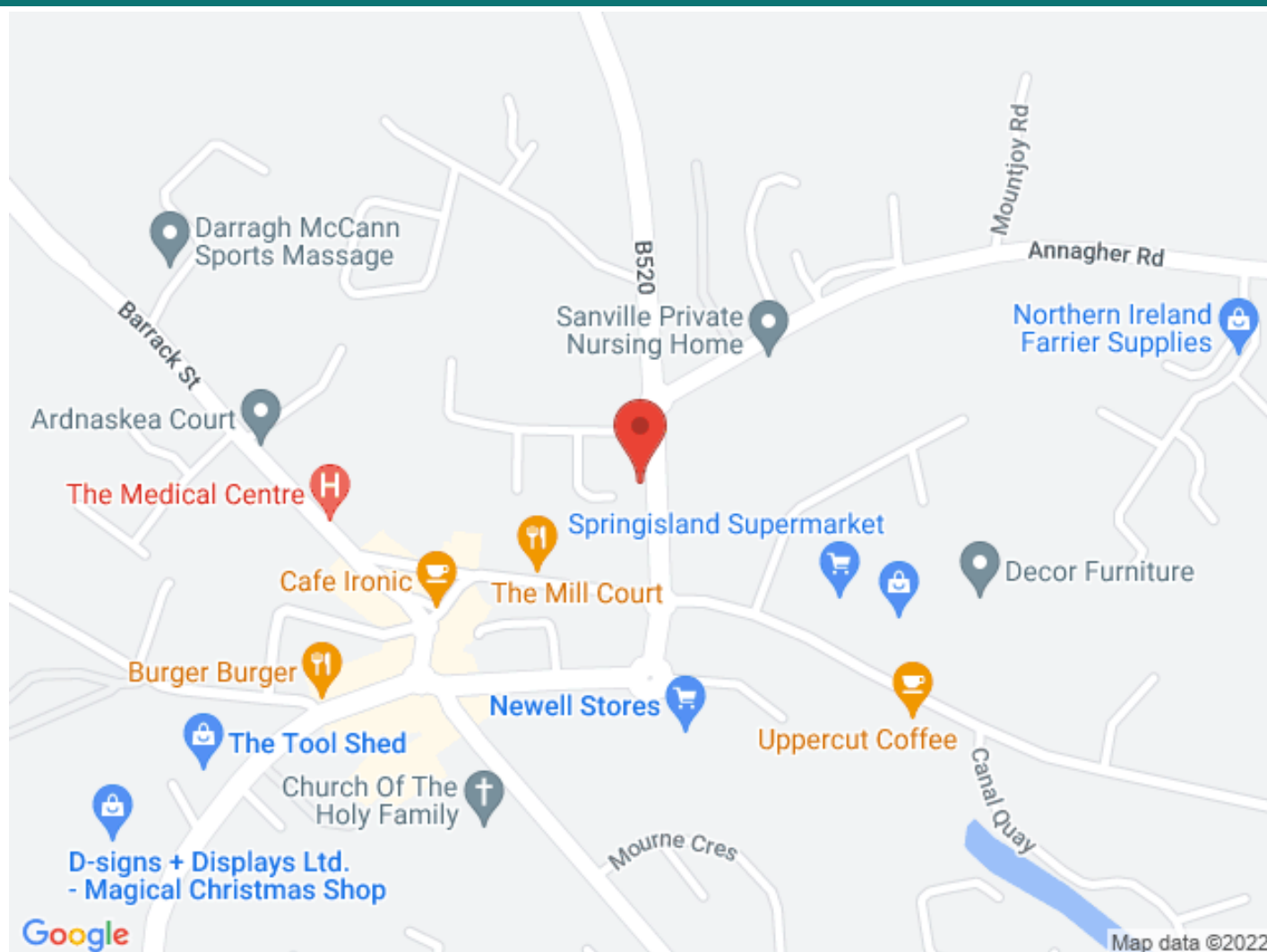


Additional Images



Additional Images





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE