

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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Daniel Henry
 ESTATE AGENTS

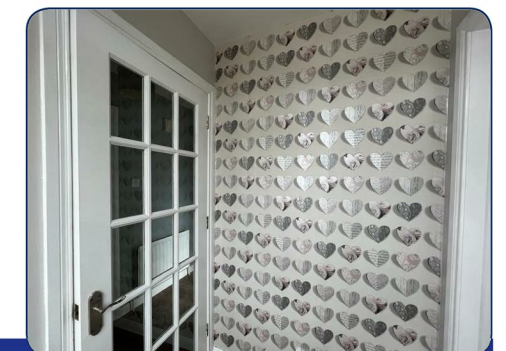
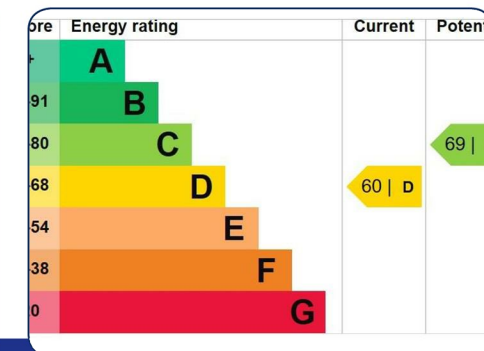
£175,000

FOR SALE

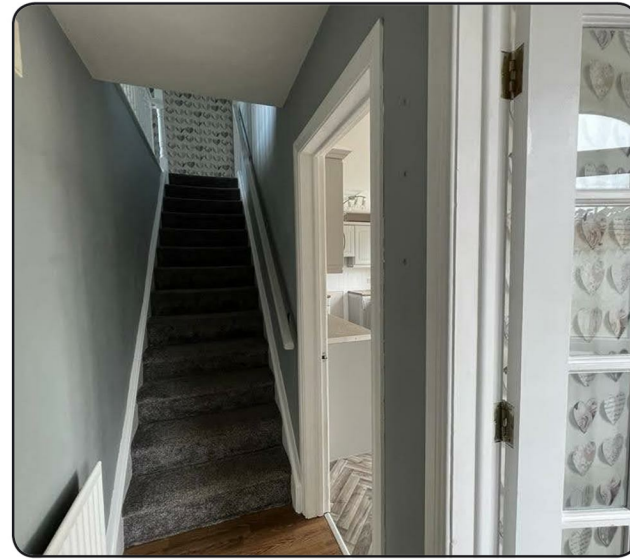


38 Rossdale, Kilfennan, BT47 5RD

- SEMI DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE WINDOWS (except garage)
- PVC EXTERIOR DOORS (except garage)
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

Having laminated wooden floor.

HALLWAY

Having storage cupboard and laminated wooden floor.

GUEST WHB & WC

LOUNGE

14'11" x 12'4" (4.55m x 3.76m)

Having fireplace with granite hearth and cast iron inset, laminated wooden floor.

BEDROOM 4 / DINING ROOM

14'11" x 8'8" wp (4.55m x 2.64m wp)

Having storage cupboard and laminated wooden floor.

KITCHEN / DINING AREA

16'2" x 9'3" (4.93m x 2.82m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit, space for cooker, extractor canopy, breakfast bar, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress and laminated wooden floor.

MASTER BEDROOM

13'11" x 12'2" wp (4.24m x 3.71m wp)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

EN-SUITE

Comprising walk in shower with PVC cladding to walls, whb and wc, chrome radiator, 1/2 tiled walls, tiled floor.

BEDROOM 2

11'9" x 9'3" (3.58m x 2.82m)

Having laminated wooden floor.

BEDROOM 3

9'5" x 9'3" (2.87m x 2.82m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower over, whb and wc, 1/2 tiled walls.

EXTERIOR FEATURES

DETACHED GARAGE 22' x 15'6" Having roller doors, light and power points, side window and door.

Lawn to front.

Large enclosed concrete yard to rear.

Tarmac driveway leading to extended gravel parking.

ESTIMATED ANNUAL RATES

£985.30 (SEPT 2022)

