



123 Bonds Glen Road

Killaloo

- Detached three bedroom home on plot of circa 0.75 acres
- Large open shed and garage with inspection pit
- Ample space and opportunity to create versatile modern living
- Oil fired central heating
- Pleasant rural setting
- Viewing is strictly by appointment

Asking Price: £245,000



ENTRANCE HALL:

Tiled step and raised hallway

LOUNGE:

Art Deco tiled fireplace and hearth, coving

FAMILY ROOM: 11'11" (3.63m) x 11'7" (3.53m)

Art Deco tiled fireplace and hearth, coving, laminate wood flooring

UTILITY ROOM:

Eye and low level units, stainless steel sink unit, plumbed for automatic washing machine, part tiled walls, tiled floor

REAR PORCH:

Tiled floor

GUEST WC:

Low flush wc, wash hand basin, part tiled walls, tiled floor

STUDY: 10'4" (3.15m) x 8'3" (2.51m)

Built in cabinet, shelving, strip light

KITCHEN: 14'11" (4.55m) x 6'10" (2.08m)

Eye and low level units, hob, Rayburn Royal oil stove, plumbed for dishwasher, stainless steel sink unit, part tiled walls, tiled floor

DINING AREA: 15'8" (4.78m) x 9'10" (3m)

Laminate wood flooring, uPVC door

FIRST FLOOR:

Landing with hotpress

SHOWER ROOM:

Low flush wc, wash hand basin, tiled step in electric shower, half tongue and groove panelled walls

BEDROOM (1): 7'11" (2.41m) x 7'5" (2.26m)**BEDROOM (2): 11'10" (3.61m) x 9'10" (3m)**

Built in bedroom furniture including wardrobes and dresser

BEDROOM (3): 12'2" (3.71m) x 11'10" (3.61m)**EXTERIOR:**

Large plot with gardens to front side and rear in lawn, trees and shrubs, stone and tarmac drivewayway,

GARAGE & LOFT: 29'2" (8.89m) x 16'2" (4.93m)

Up and over door

OPEN BARN: 50'0" (15.24m) x 30'0" (9.14m)

Inspection pit

**PROPERTY MISREPRESENTATION ACT 1991**

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G	14	
<i>Not energy efficient - higher running costs</i>		

Northern Ireland

EU Directive
2002/91/EC



