



44 Killymallaght Road

Cullion

- Charming and unusual three bedroom detached home
- Occupying a large mature plot in a lovely rural setting
- Oil fired central heating
- PVC woodgrain double glazed windows
- A charming property for the discerning purchaser
- Must be viewed to be appreciated

Asking Price: £249,950



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			47
(21-38) F	23		
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	



ENTRANCE HALL:

PVC front door, tiled floor

SHOWER/WET ROOM:

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

LOUNGE: 16'6" (5.03m) x 12'3" (3.73m)

Brick fireplace with tiled hearth, laminate wood flooring



KITCHEN/DINING: 23'0" (7.01m) x 8'11" (2.72m)

Eye and low level units with integrated hob and oven, extractor fan, 1 1/4 bowl stainless steel sink unit, plumbed for dishwasher, glass display units, beamed ceiling, tiled floor, timber floor in dining area



MIDDLE HALL:

uPVC door

BEDROOM (1): 12'11" (3.94m) x 9'8" (2.95m)

FIRST FLOOR:

BEDROOM (2): 17'4" (5.28m) x 7'10" (2.39m)

BEDROOM (3): 13'11" (4.24m) x 10'5" (3.18m)

Mirror sliderobes, walk in storage, hotpress



DETACHED GARAGE:

Up and over door

EXTERIOR:

Mature gardens in lawn with flower beds, patio area and enclosed by walls and gates; tarmac driveway to detached garage; concrete shed



PROPERTY MISREPRESENTATION ACT 1991

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