



21 Oak Country Way

Crescent Link

- Immaculately presented detached bungalow
- Stylish fully fitted kitchen boasting luxury granite worktops
- Gas central heating
- PVC double glazed windows
- Early occupation available
- Stunning home with little to do but move in!

Asking Price: £275,000



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	81	81
(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	



ENTRANCE HALL:

Composite front door, access to roofspace by fold down ladder, porcelain tiled floor

LOUNGE: 16'0" (4.88m) x 13'1" (3.99m)

Marble fireplace and hearth, woodburning stove, recessed lighting in ceiling, downlighters, dimmer switch, laminate wood flooring

KITCHEN/DINING: (L Shape) 16'6" (5.03m) x 3'1" (0.94m)

Eye and low level units with luxury granite worktops and upstands, 2no electric ovens, hob, extractor fan, integrated fridge/freezer, integrated dishwasher, wine cooler, larder unit, Carron stainless steel sink unit, downlighters, feature lights in kicker boards, under unit lighting, storage cupboard, porcelain tiled floor, uPVC French doors to patio

UTILITY ROOM: 7'9" (2.36m) x 5'1" (1.55m)

Two tone eye and low level units, plumbed for automatic washing machine and tumble dryer, downlighters, tiled floor, uPVC back door

BEDROOM (1): 12'7" (3.84m) x 7'6" (2.29m)

Laminate wood flooring

BEDROOM (2): 12'10" (3.91m) x 10'9" (3.28m)

Built in mirror wardrobes, laminate wood flooring

BEDROOM (3): 14'1" (4.29m) x 10'6" (3.2m)

Mirror wardrobes, laminate wood flooring **Ensuite:** Low flush wc, wash hand basin, step in thermostatic shower with rainfall shower head and hand shower

BATHROOM:

Low flush wc, wash hand basin in vanity unit, Jacuzzi style bath tub with shower attachment, step in shower with rainfall shower head and hand shower, downlighters, half tiled walls, tiled floor

EXTERIOR:

Garden to front and rear in astro turf; paved patio area and pergola; outside light to rear



PROPERTY MISREPRESENTATION ACT 1991

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