



34 Canterbury Park,
Kilfennan

- Compact three bedroom semi detached home
- Cul de sac location
- PVC double glazed windows
- Oil fired central heating
- Viewing strictly by appointment
- Perfect opportunity to join the housing ladder

Asking Price: £125,000



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		68
(39-54)	E		
(21-38)	F		
(1-20)	G	7	
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	



ENTRANCE HALL:

UPVC door, laminate wood flooring

LOUNGE: 13'3" (4.04m) x 11'7" (3.53m)

Cast iron fireplace with tiled hearth and attractive pine surround, understairs storage, laminate wood flooring

KITCHEN/DINING: 14'6" (4.42m) x 10'0" (3.05m)

Eye and low level units, integrated hob and oven, extractor fan, stainless steel sink unit, plumbed for automatic washing machine, part tiled walls, cushion floor, uPVC door

FIRST FLOOR:

Landing, access to roof void

BEDROOM (1): 11'8" (3.56m) x 9'5" (2.87m)

Laminate wood flooring

BEDROOM (2): 11'5" (3.48m) x 7'6" (2.29m)

Laminate wood flooring

BEDROOM (3): 7'6" (2.29m) x 6'1" (1.85m)

Built in wardrobe, laminate wood flooring

BATHROOM:

Low flush wc, wash hand basin, bath with electric shower over and fitted screen, fully tiled walls, hotpress

EXTERIOR:

Garden front and rear in lawn, tarmac driveway with cast iron gates



PROPERTY MISREPRESENTATION ACT 1991

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