



3 Cumber Hill, Drumaness, BT24 8YZ

Asking price £139,950

SIMPLE ABODE are delighted to welcome to the market this excellent three bedroom, extended, semi-detached property in Drumaness. Comprising living room with open fire, spacious kitchen, three double bedrooms and modern bathroom.

The property has been extended which has allowed for more bedroom space. A spacious driveway provides parking for multiple vehicles. The property benefits from oil fired central heating and double glazed windows throughout.

Cumber Hill is located within close distance to village amenities such as shops, schools and bus links. Ideal for first time buyers or investors.

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- Semi-Detached
- Modern Bathroom
- Extended
- Oil Fired Central Heating
- Three Double Bedrooms
- Close To Amenities

DOWNSTAIRS

Living Room

14'05 x 11'06 (4.39m x 3.51m)

Open fire

Kitchen

14'05 x 9'08 (4.39m x 2.95m)

Range of high/low units. Stainless steel sink. Integrated cooker with gas hob.

Tiled flooring.

Bedroom Three

11'00 x 10'00 (3.35m x 3.05m)

Downstairs bedroom

UPSTAIRS

Bedroom One

11'09 x 7'01 (3.58m x 2.16m)

Built in wardrobes.

Bedroom Two

17'09 x 8'08 (5.41m x 2.64m)

Bathroom

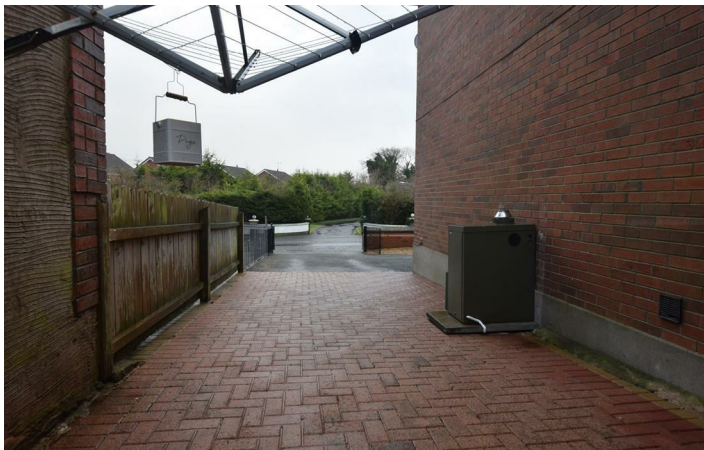
Modern bathroom with low flush WC, panel bath with over head shower and vanity unit. Tiled flooring.


OUTSIDE


Off street parking for multiple vehicles. Outbuilding for additional storage.



Tel: 02844898048



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
Northern Ireland		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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