



## 32 Barleyfields

Off Culmore Road

- Luxury detached four bedroom residence (ex showhome)
- Outstanding property full of quality features
- PVC double glazed windows
- Gas central heating
- Underground garage, outside Summer Room and Store
- Must be viewed to be appreciated

Asking Price: £350,000



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive  
2002/91/EC



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## ENTRANCE HALL:

Composite front door, porcelain tiled floor

## GUEST WC:

Low flush wc, wash hand basin, half tiled walls, porcelain tiled floor

## LOUNGE: 15'1" (4.6m) x 13'2" (4.01m)

Marble fireplace and hearth with real flame effect fire, wood wall panelling, coving, Herringbone wood flooring



## KITCHEN/DINING: (L Shaped) 19'0" (5.79m) x 17'5" (5.31m)

Eye and low level in frame units with granite worktops, integrated hob and eye level double oven, extractor fan, stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, wine cooler, under unit lighting, coving, downlighters, understairs storage, porcelain tiled floor, French doors to rear garden



## UTILITY ROOM: 10'10" (3.3m) x 5'7" (1.7m)

Eye and low level units, granite worktop, stainless steel sink unit, plumbed for automatic washing machine, coving, porcelain tiled floor, uPVC door

## FIRST FLOOR: Landing with coving

## BEDROOM (1): 9'11" (3.02m) x 8'10" (2.69m)

Built in sliderobes

## BATHROOM:

Low flush wc, wash hand basin, Roll top bath, fully tiled step in thermostatic shower, downlighters, half tiled walls, porcelain tiled floor



## BEDROOM (2): 16'1" (4.9m) x 9'11" (3.02m)

Built in mirror wardrobes, coving

## BEDROOM (3): 14'5" (4.39m) x 13'1" (3.99m)

Built in mirror wardrobes, coving **Ensuite:** Low flush wc, free standing vanity unit with wash hand basin, fully tiled step in thermostatic shower with rainfall head



## BEDROOM (4): 12'6" (3.81m) x 8'6" (2.59m)

Built in mirror wardrobe, coving

## EXTERIOR:

Gardens to side in lawn with brick paved patio area; garden room and storage room with sliding patio doors; garage with tarmac floor



### PROPERTY MISREPRESENTATION ACT 1991

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