



95 The Meadows

- Superb semi detached chalet bungalow in pleasant cul de sac
- Deceptively spacious and adaptable internal accommodation
- PVC double glazed windows (excluding velux)
- Oil fired central heating
- Detached garage
- Early occupation available

Asking Price: £215,000



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Northern Ireland

EU Directive
2002/91/EC



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ENTRANCE HALL:

uPVC front door, shelved hotpress and understairs storage, tiled floor

LOUNGE: 16'0" (4.88m) x 11'9" (3.58m)

Tiled fireplace and hearth, wood surround, solid wood floor

KITCHEN/DINING: 17'4" (5.28m) x 12'9" (3.89m)

Eye and low level units, with integrated hob and oven, 1 1/4 bowl stainless steel sink unit, plumbed for automatic washing machine, glass display units, downlights, part tiled walls, tiled floor, PVC door

BEDROOM (1): 9'5" (2.87m) x 8'8" (2.64m)

Wood floor

BEDROOM (2): 12'10" (3.91m) x 9'9" (2.97m)

Laminate wood floor

BATHROOM:

Low flush wc, wash hand basin, bath, fully tiled walls, tiled floor

FIRST FLOOR:

Landing with access to roof void

BEDROOM (3): 12'3" (3.73m) x 8'8" (2.64m)

Built in wardrobes, laminate wood flooring

BEDROOM (4): 12'3" (3.73m) x 11'9" (3.58m)

Built in wardrobes, velux window, laminate wood flooring

SHOWER ROOM:

Low flush wc, wash hand basin, fully tiled step in electric shower, velux window, tiled floor

DETACHED GARAGE: 19'7" (5.97m) x 11'11" (3.63m)

Roller door, power and light, pedestrian door

EXTERIOR:

Garden to front in lawn enclosed by walls and railing; rear yard



PROPERTY MISREPRESENTATION ACT 1991

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