



28 Winchester Park

Kilfennan

- Attractive Neo Georgian style semi detached dwelling
- Prime cul de sac position
- PVC double glazed windows
- Oil fired central heating
- Super opportunity for first time buyers or investors alike

Asking Price: £135,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



ENTRANCE HALL:

Storage cupboards

LOUNGE/DINING: 13'6" (4.11m) x 21'11" (6.68m)

Fireplace with tiled hearth, laminate wood flooring

KITCHEN: 11'2" (3.4m) x 8'8" (2.64m)

Eye and low level units, 1 1/4 bowl stainless steel sink unit, part tiled walls between units, downlighters in pelmet, gas hob and eye level electric oven, plumbed for washing machine, back door

FIRST FLOOR

Landing

BATHROOM:

Low flush WC, wash hand basin in vanity unit, fully tiled walls, tiled floor, hotpress, step in fully tiled shower with electric shower

BEDROOM (1): 8'0" (2.44m) x 7'7" (2.31m)

Built in wardrobes, laminate wood flooring

BEDROOM (2): 13'0" (3.96m) x 9'1" (2.77m)

Laminated flooring

BEDROOM (3): 11'5" (3.48m) x 10'2" (3.1m)

EXTERIOR:

Rear garden in concrete and paving, front garden in lawn, concrete driveway



PROPERTY MISREPRESENTATION ACT 1991

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