

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**




**VIEWING STRICTLY BY APPOINTMENT ONLY**

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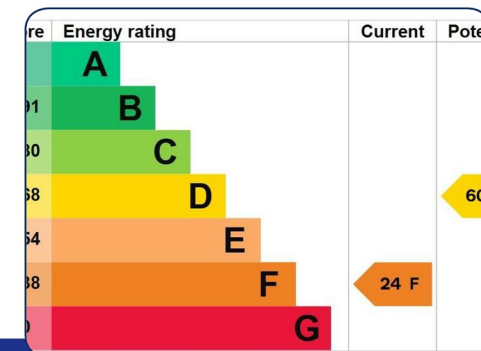
**79 Woodend Road, Strabane, BT82 0BP**

- DETACHED CHALET BUNGALOW
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- EXTENSIVE LAWNS TO FRONT & REAR
- DRIVEWAY
- EPC RATING -

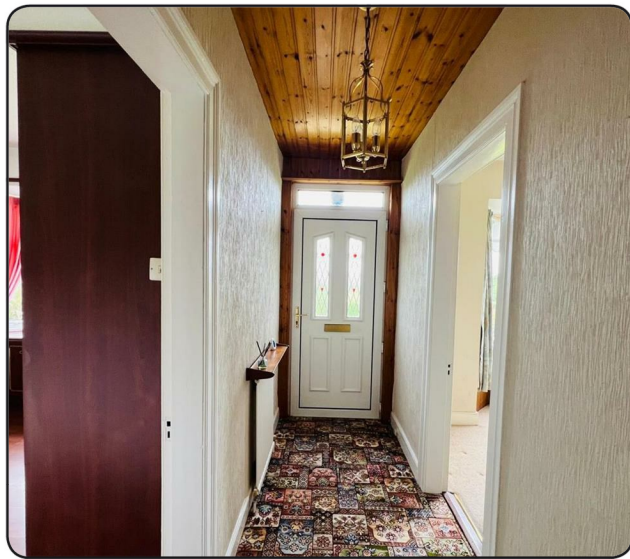
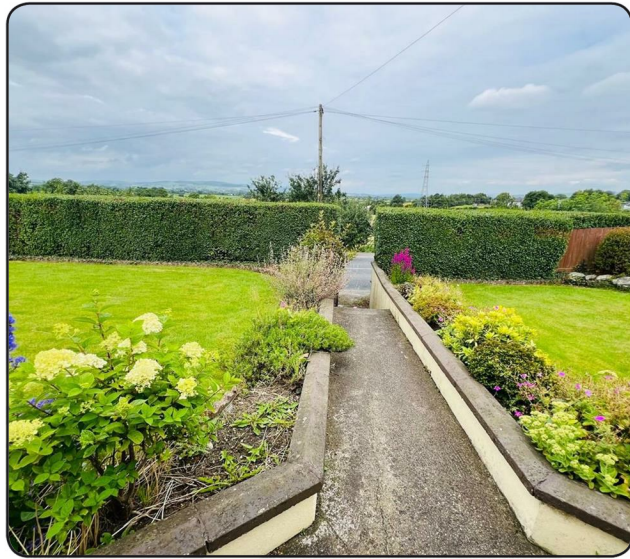
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**ACCOMMODATION**

**SUN PORCH**

7'11" x 7' (2.41m x 2.13m)  
Having wooden ceiling, part wooden panelled walls, tiled floor.

**LOUNGE / DINING AREA**

25'11" x 11'7" (7.90m x 3.53m)  
Having stone fireplace with raised hearth, and part panelling around, multi fuel stove, wooden ceiling.

**KITCHEN**

10'5" x 9'10" (3.18m x 3.00m)  
Having range of eye and low level units, glazed display cuboards, 1 1/2 bowl stainless steel sink unit set in Quartz worktop, matching splashback, hob, double oven, extractor hood, plumbed for dishwasher, breakfast bar, open plan to Lounge/Dining area.

**HALLWAY**

Having hotpress, part wooden panelled walls, staircase leading to first floor.

**FAMILY ROOM**

12'8" x 11' into bay (3.86m x 3.35m into bay)  
Having stone fireplace with tiled hearth, wall light points.

**BEDROOM 1**

11'8" x 11'4" into bay (3.56m x 3.45m into bay)  
Having range of units, built in wardrobes, bed space with storage over, lockers, laminated wooden floor.

**BEDROOM 2**

10'1" x 9'10" (3.07m x 3.00m)  
Having built in wardrobes and drawers.

**SHOWER ROOM**

Comprising double width walk in electric shower, whb set in vanity unit, wc, recessed lighting, fully tiled walls and floor.

**FIRST FLOOR**

**LANDING**

Having storage.

**BEDROOM 3**

11'9" x 10'8" (3.58m x 3.25m)  
Having built in wardrobes, part wooden panelled walls, wooden ceiling.

**BEDROOM 4**

10'8" x 9'8" (3.25m x 2.95m)  
Having built in wardrobes, wooden ceiling, laminated wooden floor.

**EXTERIOR FEATURES**

Beautifully tended and manicured lawns to front and rear with flowering borders.  
Neat lawn to front bordered by hedge.  
Raised lawn to rear with patio area.  
Concrete driveway with patio to side.

**SHED**

18'4" x 12'3" wp (5.59m x 3.73m wp)  
Having sink unit, light and power points, double doors to front.

**ESTIMATED ANNUAL RATES**

£1500.12 (JULY 2024)

