

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£135,000

**FOR SALE**



108 Gortin Meadows, Newbuildings, BT47 2TY

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING - C

**VIEWING STRICTLY BY APPOINTMENT ONLY**

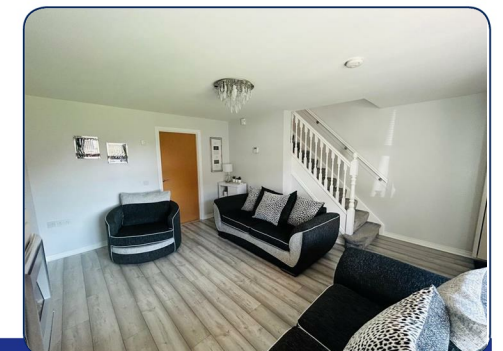
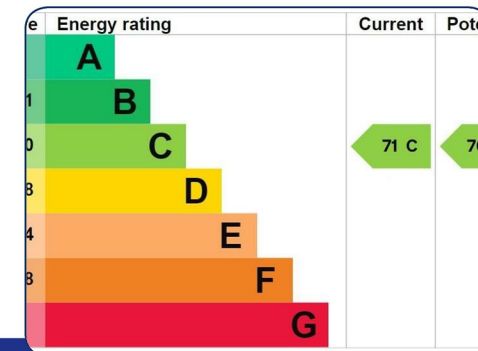
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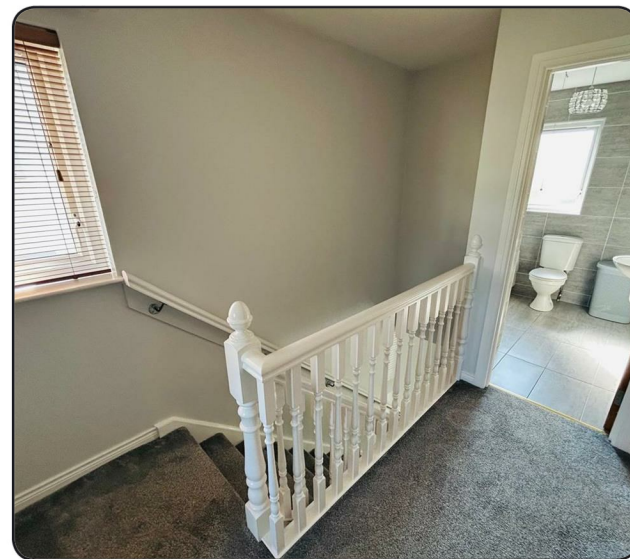
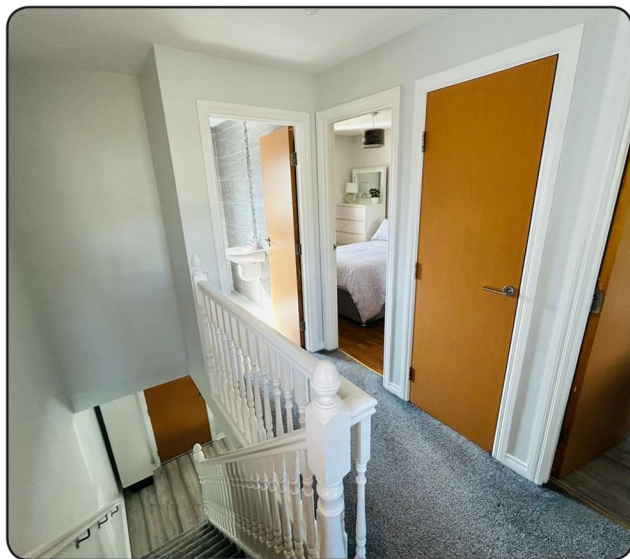
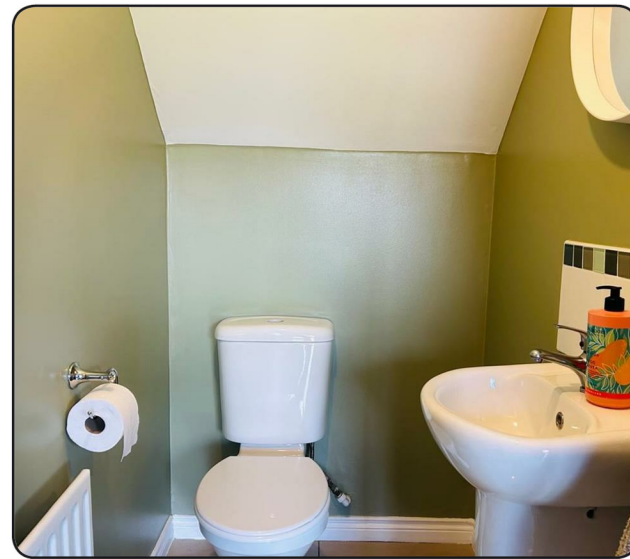
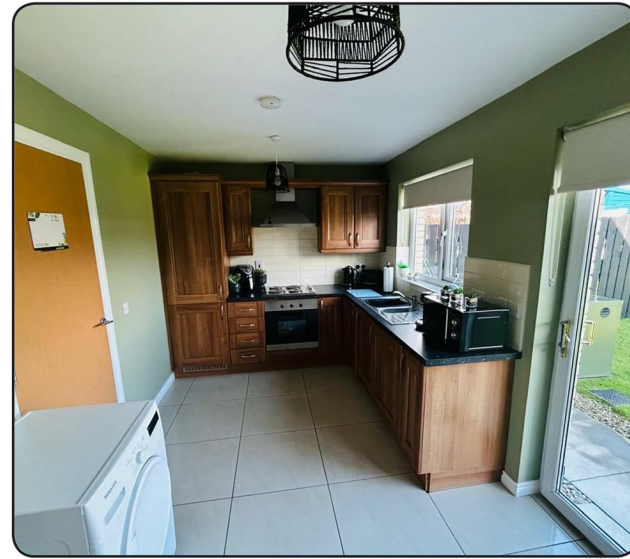
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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[www.propertypal.com](http://www.propertypal.com)







## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### LOUNGE

15'8" x 15'4" wp (4.78m x 4.67m wp)

Having ornamental electric fireplace, laminated wooden floor.

### KITCHEN

15'3" x 8'4" (4.65m x 2.54m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer and washing machine, dining space, tiled floor.

### DOWNSTAIRS WHB & WC

Having tiled floor.

### BEDROOM 1

14' x 8'1" into wardrobe (4.27m x 2.46m into wardrobe)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

### BEDROOM 2

10'1" x 7'4" (3.07m x 2.24m)

Having laminated wooden floor.

### BEDROOM 3

7'8" x 6'10" (2.34m x 2.08m)

Having laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, fully tiled walls and floor.

### EXTERIOR FEATURES

Neat lawn to front bordered by wall, fence and gate.

Neat lawn to rear enclosed by fence and gate.

Tarmac driveway.

