

**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**

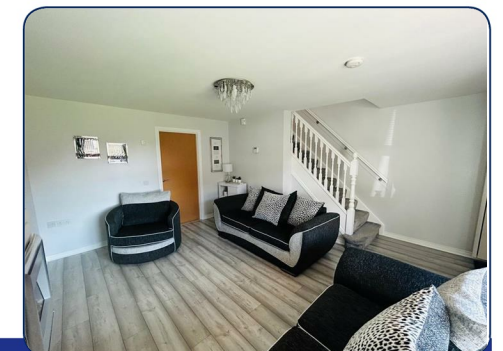
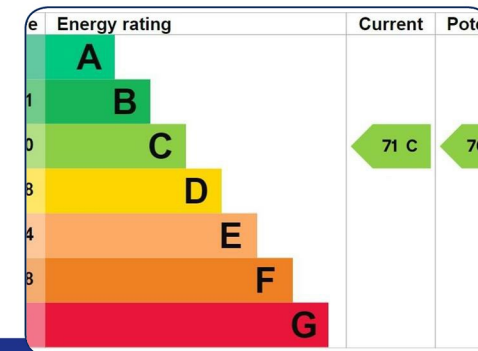
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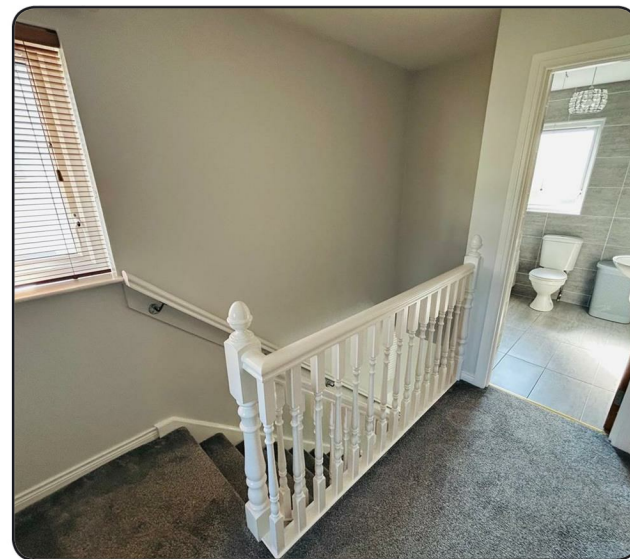
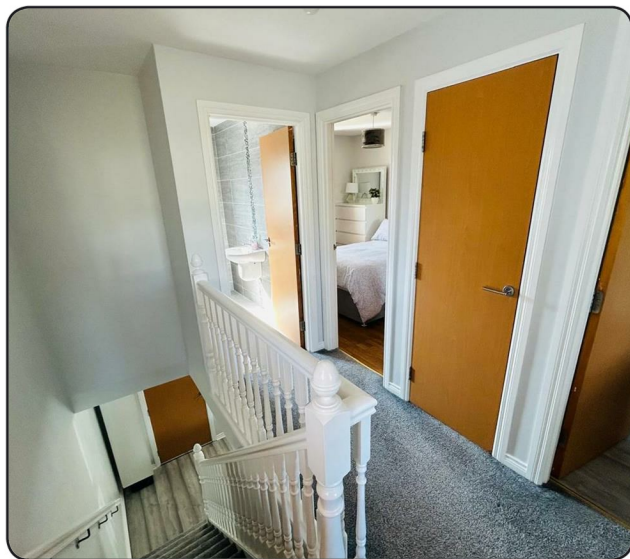
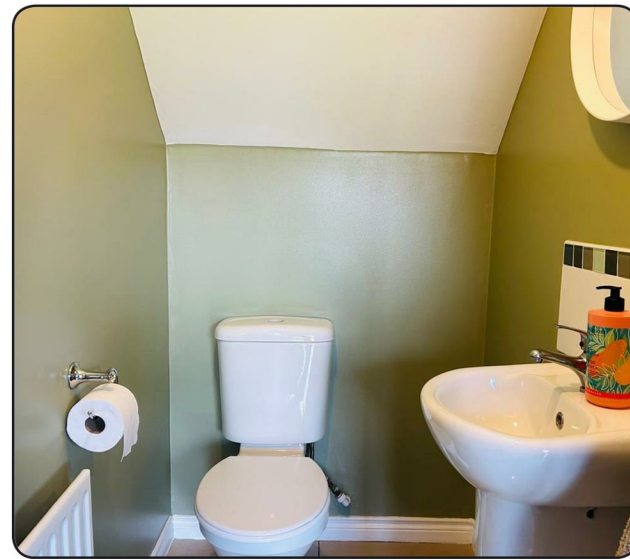
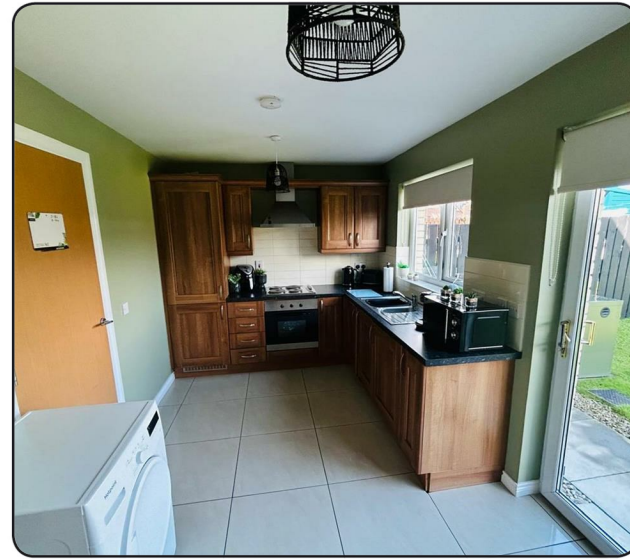


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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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.

