



## 6 SEAFORDE ROAD

Seaforde BT30 8NY

- Detached Bungalow
- Integral Double Garage
- 4 Bedrooms
- (One Ensuite)
- Bathroom
- Living Room
- Dining Room
- Kitchen
- Large Garden
- Planning Permission for Site in Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			61
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**£1,200 Per Month**

# 6 Seaforde Road

, Seaforde, BT30 8NY



### Entrance Hall

Wooden glazed front door into bright and spacious entrance hall with tiled floor. Access to hot press.

### Living Room

21'5" x 15'0" (6.53 x 4.57)

Fireplace with decorative surround and hearth and multi fuel burning stove which heats all the radiators. Bay window and feature cornicing. Wooden flooring. Open plan through to dining area.

### Dining Room

14'10" x 9'1" (4.52 x 2.77)

Wooden flooring. Door to kitchen.

### Kitchen

15'7" x 10'9" (4.75 x 3.28)

Solid wooden kitchen with range of high and low rise units with integrated sink

and drainer and tiled splash back.

Recess for washing machine and dish washer. Gas stove with overhead extractor fan. Integrated double oven. Breakfast bar area. Tiled floor. Door to rear.

### Bedroom One

15'4" x 11'0" (4.67 x 3.35)

Side facing.

### Ensuite

White suite encompassing low flush W/C, wash hand basin and corner shower. Tiled floor and walls.

### Bedroom Two

13'5" x 11'5" (4.09 x 3.48)

Side facing.

### Bedroom Three

12'2" x 8'6" (3.71 x 2.59)

Front facing.

### Bedroom Four

12'0" x 12'0" (3.66 x 3.66)

Front facing.

### Bathroom

11'9" x 5'6" (3.58 x 1.68)

White suite encompassing low flush W/C, vanity wash hand unit and bath with overhead shower. Towel radiator. Fully tiled walls and floor.

### DOUBLE GARAGE

18'0" x 5'3" (5.49 x 1.60)

Double doors. Power and light.

### OUTSIDE

The property is approached via a tarmac driveway. Large lawned garden to front with mature shrubbery and stunning views. To the rear - yard area with ample space for parking and access to double garages and area laid in lawn.



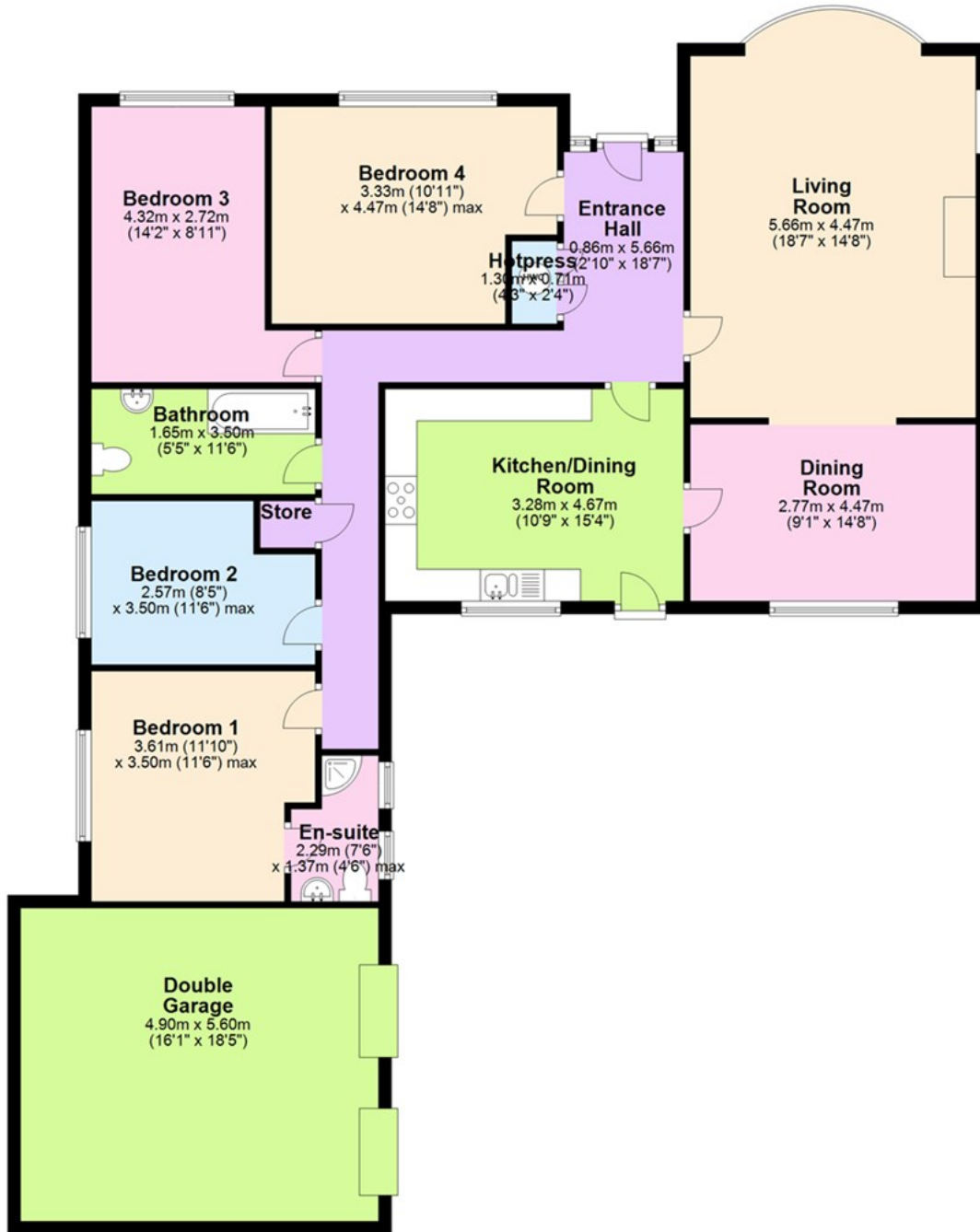
### Directions



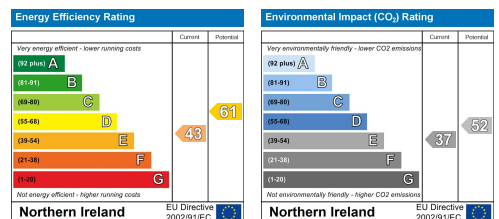


# Floor Plan

## Ground Floor



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