



21 Oak Lands Court, Darragh Cross, BT30 9ND

Asking price £169,950

SIMPLE ABODE is delighted to bring this beautifully presented semi-detached home to the market, located in a popular development in Darragh Cross. This spacious home features a welcoming entrance hall, a bright living room, and a modern kitchen with separate dining area. Upstairs, there are three well-sized bedrooms and a family bathroom. Outside, the property boasts an enclosed rear garden with patio and lawn, ideal for enjoying outdoor space.

Located within a quiet cul-de-sac, the property is within close proximity to the village amenities including restaurant, bus links, school and shop.

Early viewing is highly recommended.

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- Semi-Detached
- Modern Kitchen
- Enclosed Rear Garden
- Three Bedrooms
- Two Reception
- Off Street Parking
- Lovely Condition Throughout
- Garden Shed
- PVC Windows & Soffits

DOWNSTAIRS

Hallway

With under stair storage plumbed for cold water

Living Room

14'07 x 17'05 (4.45m x 5.31m)

Kitchen

11'02 x 10'07 (3.40m x 3.23m)

Range of high/low units including integrated cooker, gas hob & extractor.

Dining

11'03 x 9'07 (3.43m x 2.92m)

PVC patio doors leading to enclosed rear garden

UPSTAIRS

Master Bedroom

12'02 x 11'06 (3.71m x 3.51m)

Bedroom Two

12'07 x 12'02 (3.84m x 3.71m)

Built in storage

Bedroom Three

9'05 x 7'09 (2.87m x 2.36m)

Family Bathroom

With low flush WC, pedestal wash basin, towel radiator and walk in electric shower.

OUTSIDE


Enclosed rear garden with garden shed.
Front lawn. Off street parking




Tel: 02844898048





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC 	

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