



## 31 THE OLD MILL

Kilmore BT30 9NZ

- Semi detached home
- Three bedrooms
- Living room
- Kitchen with dining area
- Bathroom
- Garage
- Popular location
- Off street parking
- Gardens
- Rear yard

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	1	1
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £175,000**

# 31 The Old Mill

, Kilmore, BT30 9NZ



## Entrance Hall

17'2" x 6'7" (5.23m x 2.01m)

Carpeted flooring. Window to front, window to side.

## Living Room

17'2" x 12'5" (5.23m x 3.78m)

Bright living room with fireplace and wooden flooring.

## WC

6'5" x 2'7" (1.96m x 0.79m)

White suite comprising low rise w.c and wash hand basin. Window to side. Tiled flooring

## Kitchen/Dining Room

10'2" x 19'4" (3.10m x 5.89m)

Bright kitchen / dining area with a range of high and low rise units.

Integrated extractor fan, stainless steel sink and drainer with space for hob and oven. Tiled flooring and splash area in kitchen with wooden flooring in the dining area. Window to rear and double door to patio area.

## Landing

14'0" x 3'1" (4.26m x 0.93m)

Access to floored roof space with light.

## Bedroom 1

10'3" x 12'0" (3.13m x 3.66m)

Wooden flooring.

## Bathroom

10'2" x 7'0" (3.10m x 2.13m)

White suite comprising wash hand

basin, low rise w.c, stand alone bath and separate shower cubicle. Tiled flooring and splash area.

## Bedroom 2

14'0" x 8'4" (4.26m x 2.55m)

Carpeted flooring. Integrated wardrobes. Window to front.

## Bedroom 3

11'1" x 7'2" (3.38m x 2.18m)

Carpeted flooring, Skylight.

## Outside

Garden to front of property with off street parking and gardens laid out in lawns, paved yard area to rear.

## Garage

Window to side, Up and over door. Utility area for washing machine and tumble dryer.

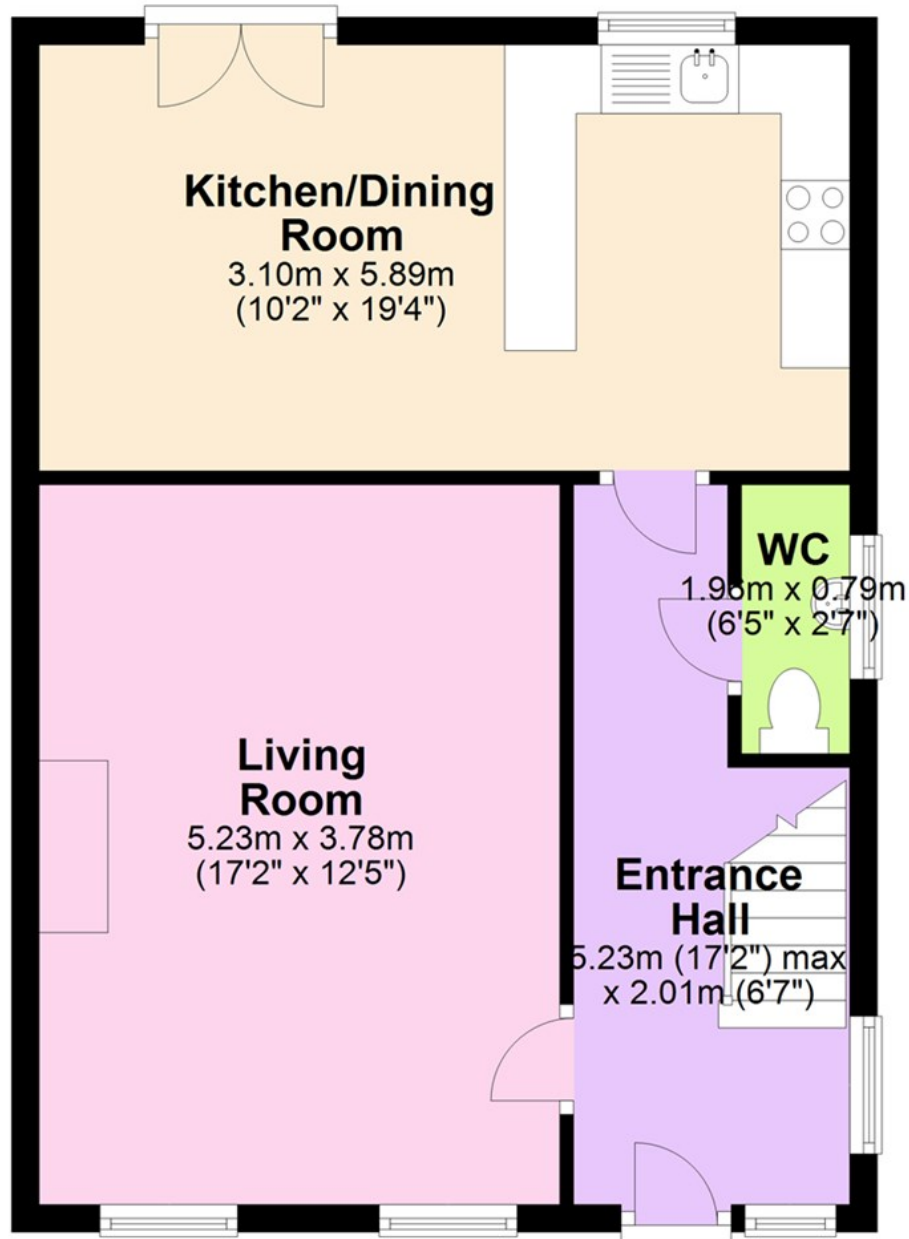


## Directions

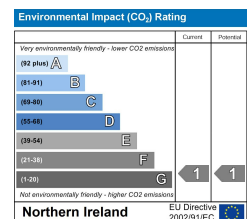
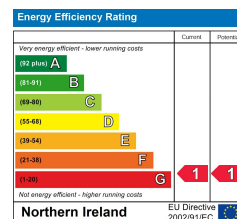


## Floor Plan

### Ground Floor



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