

FOR SALE

2 GRANITE MEWS, ANNALONG BT34 4FX



Offers over
£225,000

DESCRIPTION

- Beautiful 4 bed-semi detached home
- Located in a modern small development in the heart of Annalong close to all amenities
- Approximately 5 years old and finished to a high standard



ACCOMMODATION:

ENTRANCE HALL : 2.08 x 1.59 Composite Tri-lock front door, ceramic tiled floor, painted walls, pendant lighting

KITCHEN: 3.10 x 6.63 Modern galley style kitchen with high and low matte finish shaker units with brass handles and hardwood parquet counter top, integrated beko electric hob, stainless steel mixer tap and drainer with tiled splashbacks, integrated beko fridge/freezer, eye-level beko electric oven. Tiled floor, patio doors to rear garden, recessed spot lighting

FAMILY AREA ADJOINING KITCHEN: 3.84 x 3.25 Dark hardwood laminate flooring, painted walls, statement pendant lighting, wifi and television points

LOUNGE: 5.04 x 3.96 Ashwood Laminate flooring, woodburning stove on slate hearth with floating oak mantel, painted walls pendant lighting, internet and tv points

WC: 2.31 x 0.99 Tiled floor, painted walls, ceramic WC with soft-close toilet seat, full height towel rail, ceramic washhand basin with floating vanity unit, pendant lighting

UTILITY: 3.96 x 1.78 Tiled floor, shaker units with hardwood parquet worktop, integrated Samsung washing machine and tumbledryer, full height broom cupboard, sink with chrome mixer tap with drainer, recessed spot lighting, extractor fan for ventilation

FIRST FLOOR - MASTER BEDROOM: 3.97 x 3.60 Beechwood laminate flooring, thermostatically controlled radiator, pendant lighting, painted walls, double sockets and tv-points

ENSUITE: 1.91 x 1.69 Tiled floor, shower with mains powered shower with chrome head, chrome full height towel rail, wall hung soft close toilet, ceramic wash hand basin with chrome mixer tap and tiled splashback.

BEDROOM 2: 3.20 x 2.87 Beechwood laminate flooring, thermostatically controlled radiator, pendant lighting, painted walls, double sockets

BEDROOM 3: 3.62 x 3.30 Beechwood laminate flooring, thermostatically controlled radiator, pendant lighting, painted walls, double sockets

BEDROOM 4: 3.39 x 3.29 Beechwood laminate flooring, thermostatically controlled radiator, pendant lighting, painted walls, double sockets

BATHROOM: 3.06 x 1.70 Tiled floor, painted walls, bath with tiled surround, mains shower with glass enclosure and tiled walls, full height towel rail, wall hung, soft close toilet, ceramic wash hand basin with chrome mixer tap and tiled splashback, wall hung vanity unit

LANDING AND STAIRS: Thick pile carpet, wall mounted bannister hot press with shelving and insulated hot-water tank and vent axia ventilation unit for air circulation

EXTERIOR: Front and rear garden with raised vegetable patches
Large garden shed
Stone paving around garden perimeter
Wooden perimeter fencing
Condensing Boiler

RATES: Approx. £1,263 per annum

EPC:
Actual: B87
Potential B87

