

# 9 Parkgate Meadows, Parkgate, BT39 0FA



- Superb Semi Detached
- 4 Bedrooms
- 1 + Reception
- Open Plan Living/ Kitchen/ Dining Layout
- Luxury Shaker Kitchen In Dove Grey Finish
- Deluxe En Suite Shower Room
- Luxury 4 Piece Contemporary Bathroom
- Highly Regarded Village Location
- Private Enclosed Garden To Rear
- Driveway With Ample Parking

**PRICE Offers Over £249,950**

*Positioned within the sought after Parkgate village. This superb 4 bedroom semi detached family home is beautifully presented throughout and enjoys a well planned living layout comprising spacious lounge, contemporary open plan living/ kitchen/ dining layout, luxury four piece family bathroom and deluxe en suite shower room. Perfect for the purchaser searching for an enviable location with a high internal specification at a realistic price. An early viewing is recommended.*

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## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### WELL PRESENTED ENTRANCE HALL

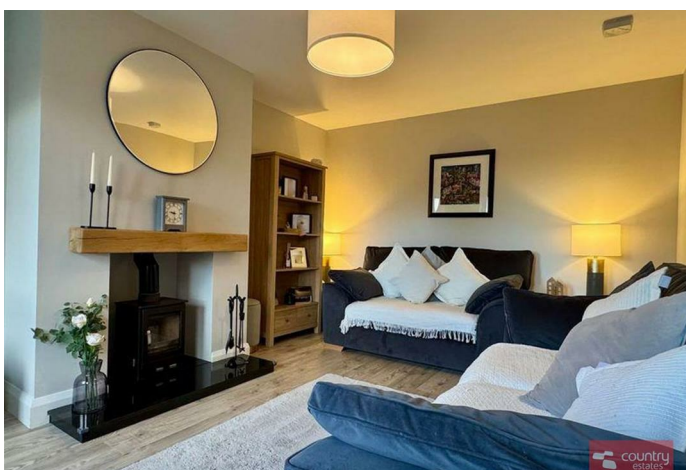
With tiled floor extending through to kitchen/ living/ dining area.

#### FURNISHED MODERN CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and button flush w.c. Tiled floor.

#### LOUNGE 15'9" x 11'6"

Inglenook style fireplace with cast iron wood burning stove and granite hearth. Quality laminate flooring. Dual window aspect.



#### OPEN PLAN KITCHEN/ LIVING/ DINING LAYOUT 20'6" x 18'3"

At max. Luxury shaker kitchen equipped with a comprehensive range of high and low level fitted units in dove grey finish with contrasting quality quartz work surfaces, upstands and splashback. A host of integrated appliances including eye level oven with 4 ring separate hob and overhead extractor fan housed in stainless steel canopy and dish washer. Plumbed for washing machine. Inlaid colour coded sink with mixer tap. Twin PVC double glazed French doors opening out to patio and private rear garden.

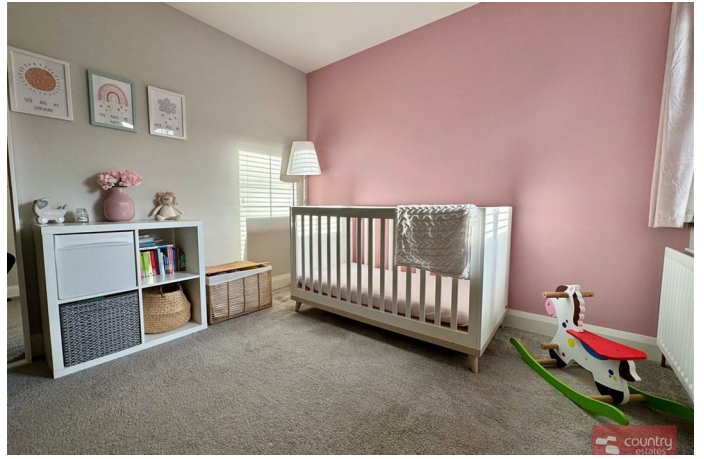


### FIRST FLOOR

#### BEDROOM 1 14'6" x 9'8"

#### DELUXE EN SUITE SHOWER ROOM

Comprising semi pedestal wash hand basin with monobloc tap, button flush w.c. and large shower enclosure with Drench style shower and hand shower attachment. Tiled floor.



**BEDROOM 2 11'3" x 9'4"**

At max.

**BEDROOM 3 11'3" x 9'4"**



**BEDROOM 4 8'6" x 6'3"**

Presently used as home office.

**LUXURY FOUR PIECE FAMILY BATHROOM**

Comprising freestanding modern bath with fixed freestanding tap and hand shower attachment, modern floating vanity unit with monobloc tap and tiled splashback. Button flush w.c. and quarter rounded shower enclosure with Drench style shower and hand shower attachment. Tiled floor



**OUTSIDE**

Neat well maintained garden to front.

Driveway to side with ample parking for a number of vehicles.

Private enclosed garden to rear in lawn screened by perimeter fence with private paved patio area. Perfect for family barbeques and evening entertaining.



# The Mortgage Shop

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

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