



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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 	

Let's point you in the right..... **DIRECTION**

- 3 Bed Semi Detached Home
- South Facing back garden
- Neutrally decorated throughout with OFCH and uPVC Double Glazing

Offers Over £190,000



Hallway

4'0" x 18'1" (1.235 x 5.530)

Bright Hallway with cream floor tiles, 1 x radiator and 1 double electric socket.

Living Room

11'3" x 15'1" (3.43m x 4.62m)

Spacious living area with an open fire, slate hearth and a wooden surround. Hard wood flooring, 1 x radiator and 3 x double electric sockets, WIFI point, telephone jack and an aerial point.

Kitchen / Diner

15'1" x 10'11" (4.62m x 3.33m)

The kitchen/diner is fitted with a range of wood-effect high and low-level units, complemented by a worktop and white tiled splashback. The kitchen incorporates an integrated oven, hob and extractor fan, together with a stainless steel sink and drainer with mixer tap.

Additional features include one radiator, four double electrical sockets and the central heating controls. A continuation of the cream tiled flooring enhances the sense of flow through the room, while patio doors provide direct access to the rear garden and allow plenty of natural light into the space.

Utility

Under stairs storage used as a utility area for storage and has been plumbed for a washing machine, with 1 x double electric socket, tiled flooring and an electric circuit board.

WC

4'0" x 7'7" (1.22m x 2.31m)

This compact and practical space includes a pedestal WC, a small handbasin with 1 radiator.

Landing

Bright carpeted stairs and landing with access to the hot press and the roof space.

Bedroom 1

10'11" x 12'0" (3.35m x 3.68m)

Generous master bedroom with views overlooking the countryside, carpeted with 1 x radiator, 4 x double electric sockets and access to the ensuite.

Ensuite

5'4" x 4'7" (1.65m x 1.42m)

An ensuite with a corner shower cubical with a mixer shower, cream tiled walls with charcoal porcelain floor tiles. Pedestal WC and WHB and 1 x radiator.

Bedroom 2

10'0" x 11'3" (3.07m x 3.45m)

A second double carpeted bedroom with 1 x radiator and 3 x double electric sockets.

Bedroom 3

7'6" x 9'3" (2.29m x 2.82m)

The third smaller bedroom, carpeted, with 1 x radiator and 2 x double electric sockets.

Bathroom

7'2" x 8'8" (2.193 x 2.646)

The main bathroom includes a corner shower cubical with a mixer shower, a corner bath, a pedestal WHB and WC, cream wall tiles and charcoal porcelain floor tiles with 1 x radiator.

External

The property occupies an attractive, elevated position at the end of a quiet cul-de-sac, benefiting from very little passing traffic and pleasant views across the surrounding countryside. To the front, there is a paved driveway providing convenient off-road parking, complemented by a gravelled area to the side. The south-facing rear garden is fully paved and provides an ideal space for outdoor seating and entertaining, while also benefiting from attractive open views over the surrounding countryside.

Disclaimer

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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