



14 Moyadam Park, Parkgate, BT39 0DZ

- Extended Mid Town House
- Lounge; Focal Point Decorative Fireplace
- Shower Room With Three Piece Suite
- Private Driveway To Front
- Convenient And Popular Location
- Two Well Proportioned Bedrooms
- Dining Room; Open To Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Enclosed, Low Maintenance Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £134,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front entrance door. Wood laminate floor covering. Stairwell leading to first floor.

LOUNGE 13'4" x 9'10" .272'3" (wps)

Focal point, decorative fireplace. Wood laminate floor covering. PVC double glazed picture window to front elevation. Glazed panelled door leading into:

DINING ROOM 10'11" x 6'4"

Wood laminate floor covering. Access to hot press. Built in understairs storage cupboard with light. Open arch to:



KITCHEN 10'1" x 8'3"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Composite 1.25 bowl sink unit with draining bay and swan neck mixer tap. Cooker point. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Part tiled walls. Tiled floor.

REAR HALL

Tiled floor. Built in store. PVC double glazed rear door.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'4" x 9'2" (wps)

PVC double glazed picture window to front elevation. Built in wardrobe with light, radiator and integrated shelving/hanging space.

BEDROOM 2 9'11" x 9'8"

DELUXE SHOWER ROOM 6'7" x 5'6"

White three piece suite comprising fully panelled quadrant shower enclosure, pedestal wash hand basin, and WC. Electric shower unit. Part PVC panelling to walls. Wood strip effect lino floor covering. Heated towel radiator. Recessed spotlights.

EXTERNAL

Private driveway area to the front, finished in tarmac. Fully enclosed, low maintenance rear garden finished in concrete and raised timber decking. Purpose built external store with oil fired central heating boiler. PVC oil storage tank. External lighting. Outside tap

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Well presented, two bedroom, two reception, extended mid townhouse with private driveway area to the front and fully enclosed low maintenance rear garden, located within the popular and conveniently situated Moyadam Park, Parkgate.


The property comprises entrance hall, lounge with focal point decorative fireplace, separate dining room with open arch leading into modern fitted kitchen, rear hall, two well proportioned first floor bedrooms, and shower room with three piece suite.

Externally, the property enjoys private driveway area to the front finished in tarmac, and fully enclosed low maintenance rear garden.

Other attributes include oil fired central heating, PVC double glazing, and walking distance to the shops and amenities of Parkgate village.

Early viewing highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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