



**8 Village Hill Mews, Straid, BT39 9WF**

- End Terrace Bungalow
- Lounge; Open Fire
- Bathroom With White Suite
- Private Double Driveway
- Immaculate Throughout
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Ideal First Time Buy / Downsize / Buy To Let Investment Alike

**Offers Over £139,950**

**EPC Rating D**



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite panelled front door. Tiled floor. Glass panelled door leading to:

#### LOUNGE 13'7" x 11'9"

Open fire in cast iron fireplace with slate tiled hearth and timber surround. Glass panelled French doors leading to:



## **KITCHEN WITH INFORMAL DINING AREA 12'5" x 11'8"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering. Hardwood double glazed door to rear garden.

## **REAR HALL**

Access to shelved hot press and roof space.

## **BEDROOM 1 11'5" x 8'10"**

## **BEDROOM 2 11'5" x 9'6"**

Wood laminate floor covering.

## **BATHROOM**

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Part tiling to walls.

## **EXTERNAL**

Private double driveway finished in tarmac.

Front garden finished in lawn and range of shrubs.

External lighting.

Fully enclosed rear garden finished in lawn, paving, decorative stone and range of shrubs and trees.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

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.





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**Immaculately presented, two bedroom, end terrace bungalow with private driveway and fully enclosed rear garden, situated within the popular Village Hill Mews development, Irish Hill Road, Straid.**

**The property comprises entrance hall, lounge with open fire, modern fitted kitchen with informal dining area, two well-proportioned bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys private double driveway finished in tarmac, front garden finished in lawn, and fully enclosed side and rear garden, finished in lawn and paved patio area.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy, downsize, or buy to let alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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