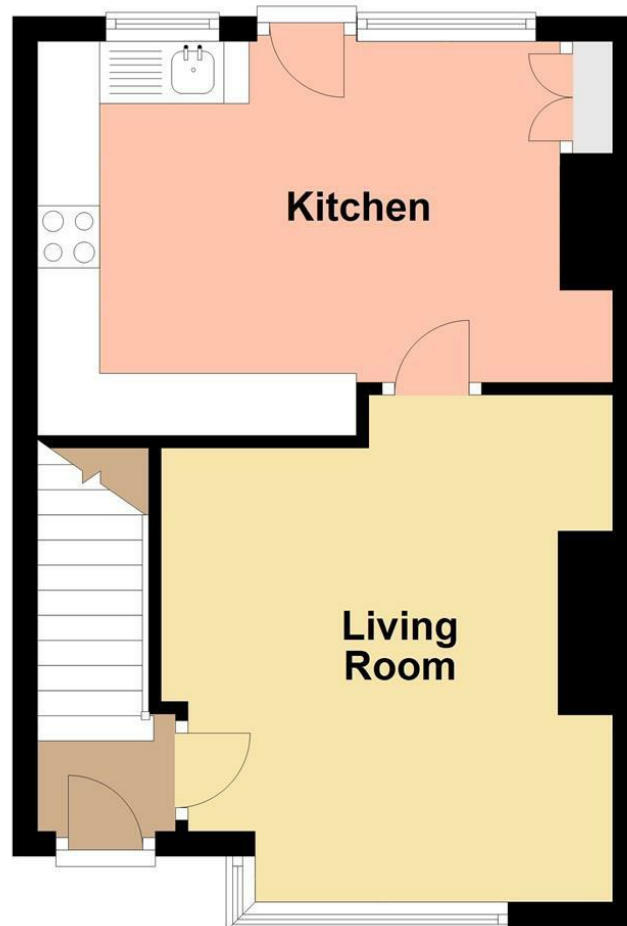


**Ground Floor**



**First Floor**



Nestled in a sought after residential area, this charming TWO BEDROOM semi detached home offers an entrance hall, a living room with a log burner, a dining kitchen equipped with NEFF appliances, two double bedrooms, and a modern fitted bathroom. Externally, the property boasts low maintenance gardens to both the front and rear, as well as ample off road parking.

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MISREPRESENTATION ACT 1967.

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Nestled in a sought after residential area, this charming TWO BEDROOM semi detached home offers an entrance hall, a living room with a LOG BURNER, a dining kitchen equipped with NEFF appliances, two double bedrooms, and a modern fitted bathroom. Externally, the property boasts low maintenance gardens to both the front and rear, as well as AMPLE OFF ROAD PARKING.

### ENTRANCE HALL

Composite door, radiator, wood effect flooring, and stairs to the first floor.

### LIVING ROOM

13'5 x 11'11 (max) (4.09m x 3.63m (max))  
UPVC double glazed window, log burner, radiator, and wood effect flooring.



### KITCHEN

10'5 x 13'10 (max) (3.18m x 4.22m (max))  
UPVC door and double glazed window, fitted wall and base units with a wooden worktop over, ceramic Belfast sink with a mixer tap, four ring electric NEFF hob with an extractor fan, integral NEFF oven and grill, integral washing machine, space for a fridge freezer, built in cupboard, radiator, and tiled flooring.



### FIRST FLOOR LANDING

UPVC double-glazed window and loft access.

### BEDROOM ONE

13 x 12 (max) (3.96m x 3.66m (max))  
UPVC double glazed window, radiator, and a walk in wardrobe.



### BEDROOM TWO

9'9 x 9 (2.97m x 2.74m )  
UPVC double glazed window and a radiator.



### BATHROOM

5'7 x 5'9 (1.70m x 1.75m)  
UPVC double glazed window, P shaped bath with a wall mounted shower fitment over, WC with a push flush, pedestal wash basin with a mixer tap, radiator, tiled walls, and wood effect flooring.



### EXTERIOR

To the front is a gravelled garden and driveway leading to gated rear garden with enclosed patio and borders.



### NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.  
Council Tax Band: C  
EPC Rating: TBC

