



VIEWING STRICTLY BY APPOINTMENT ONLY

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.



12 - 14 Bridge Street, Garvagh, BT51 5AF

- Potential Development Site Subject to Necessary Approvals
- Oil Fired Central Heating
- Part uPVC Double Glazing
- Prime Town Centre Location
- Beam Central Vacuum System
- EPC E46



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Detached Residence with range of Outhousing.

GROUND FLOOR

ENTRANCE PORCH:

With tiled floor.

ENTRANCE HALL:

With dado rail, understairs storage.

BATHROOM:

With suite comprising fully tiled walk in mains shower cubicle, WC, wash hand basin, bidet, shaver point and light.

KITCHEN:

12'2" x 10'0" (3.73 x 3.07)

With fully fitted eye and low level units, half tiled around worktops, stainless steel sink unit, plumbed for dishwasher, space for fridge freezer, extractor fan, recessed lighting, tiled floor.

DINING ROOM:

12'7" x 10'2" (3.86 x 3.12)

With recessed alcove and built in storage.

LOUNGE:

20'9" x 11'1" (6.35 x 3.4)

With rustic brick fireplace, and built in glass display cabinets, feature archway.

LIVING ROOM:

13'8" x 12'11" (4.17 x 3.96)

With brick fireplace, tiled hearth, points for wall lights, coved ceiling.

FIRST FLOOR

SPLIT LEVEL LANDING:

With built in storage.

BATHROOM:

With suite comprising wood panelled bath with tiled splashback, electric shower over bath, WC, wash hand basin, part wood panelled walls, hotpress, shaver point and light.

BEDROOM (1):

With vanity basin, shaver point and light, coved ceiling.

BEDROOM (2):

12'5" x 8'9" (3.81 x 2.67)

With vanity basin, shaver point and light, coved ceiling.

BEDROOM (3):

11'1" x 10'0" (3.4 x 3.05)

With vanity basin, shaver point and light, coved ceiling.

BEDROOM (4):

10'9" x 9'3" (3.28 x 2.82)

With vanity basin, shaver point and light, coved ceiling.

SECOND FLOOR

ATTACHED ROOM:

12'11" x 10'2" (3.96 x 3.1)

ATTIC ROOM 2:

16'2" x 10'5" (4.93 x 3.2)

EXTERIOR

Concrete yard to side and rear

OUTHOUSE 15' 10" x 11' 0" (4.83m x 3.35m) With power and light

WORKSHOP 33' 0" x 13' 2" (10.06m x 4.01m)

With double doors, power and light

