

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£149,950

FOR SALE



27 Rosslea, Newbuildings, BT47 2AQ

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED (EXCEPT VELUX & GARAGE)
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



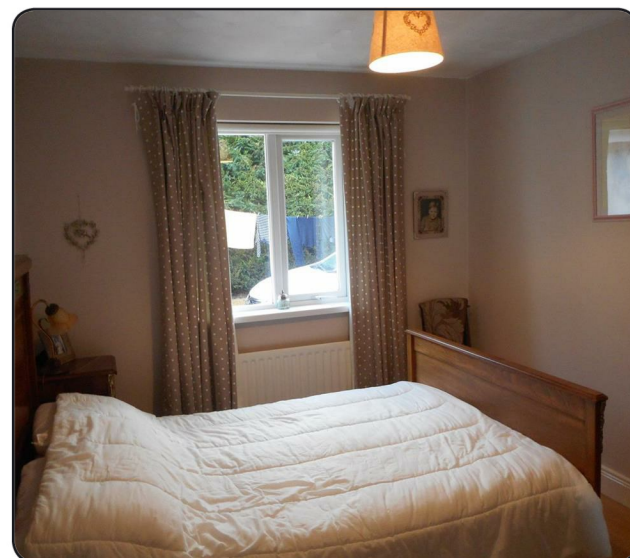
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.



[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)





## ACCOMMODATION

### HALLWAY

Having mahogany staircase to first floor, ceiling cornicing, picture rail, laminated wooden floor.

### LOUNGE

21' x 15'8" (into bay) (6.40m x 4.78m (into bay) )  
Having attractive fireplace, picture rail, laminated wooden floor.

### DINING ROOM / FAMILY ROOM

13'3" x 10'3" (4.04m x 3.12m)  
Having picture rail, laminated wooden floor.

### KITCHEN

16'3" x 13'3" (4.95m x 4.04m )  
Having excellent range of eye and low level units, matching extractor canopy and pelmet over window, granite worktop, Belfast sink, gas hob, electric underoven, tiling between units, tiled floor, ample dining space, sliding patio doors.

### UTILITY ROOM

Having eye and low level units, plumbed for washing machine, vented for tumble dryer, tiled floor.

### BEDROOM 1

15' x 10'5" (4.57m x 3.18m )  
Having built in wardrobes, laminated wooden floor.

### BEDROOM 2

10'4" x 9' (3.15m x 2.74m )  
Having laminated wooden floor.

### BATHROOM

Comprising of bath with telephone hand shower to taps, WHB, WC, tiled walk in electric shower, recessed lighting, tiled floor.

### LANDING

Having storage cupboard, recessed lighting.

### BEDROOM 3

12'4" x 11'11" (3.76m x 3.63m )  
Having storage cupboards.

### BEDROOM 4

9' x 8' (2.74m x 2.44m)

### BATHROOM

Comprising of bath with shower over, shower screen, WHB, WC, hotpress, recessed lighting.

### EXTERIOR FEATURES

DETACHED GARAGE Having roller door, light and power points, side window and door.  
Paved to front, side and rear.  
Rockery to front.  
Lawn to side.  
Brick pavia driveway.  
Driveway to side.  
Parking to rear.  
Enclosed to rear by fence and gate.

