

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£119,500

FOR SALE



38 Dunnalong Manor, Bready, BT82 0EQ

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- CUL-DE-SAC LOCATION
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

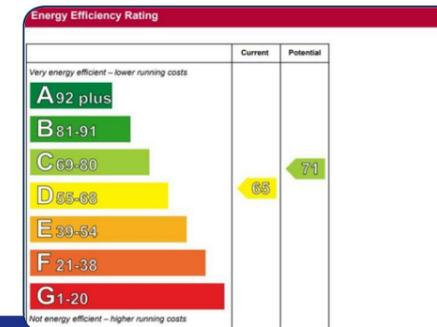
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## ACCOMMODATION

### HALLWAY

Having understairs storage and tiled floor.

### LOUNGE

17'7" x 12'5" (to widest points) (5.36m x 3.78m (to widest points))

Having fireplace and laminated wooden floor.

### KITCHEN / DINING AREA

13'4" x 13'2" (4.06m x 4.01m)

Having range of eye and low level units, tiling between units, matching pelmet over window, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and oven. extractor hood, integrated fridge / freezer, dining space, tiled floor.

### UTILITY ROOM

Having sink unit, plumbed for washing machine, tiled floor. Toilet and whb off having tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

16'2" x 10'2" (to widest points) (4.93m x 3.10m (to widest points))

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc.

#### BEDROOM 2

11' x 10'8" (3.35m x 3.25m)

#### BEDROOM 3

10'4" x 8'8" (3.15m x 2.64m)

#### BATHROOM

Comprising bath with handles, whb and wc, fully tiled walk in shower.

#### EXTERIOR FEATURES

Neat lawn to front.

Decked patio area to rear.

Stoned Yard.

Tarmac driveway.

#### ESTIMATED ANNUAL RATES

Estimated Annual Rates £910.38 (Aug 2020)