

13 O'Reilly Park, Killeen, BT35 8RP



Guide Price £159,950

Introducing new to the market this three bedroom end of terrace family home.

On entering the property you will find the entrance hall with tiled flooring, under stair storage and carpet on stairs. The lounge is located to the front of the house and has laminate flooring with feature fireplace and open fire with back boiler along with a bay window to the front. The spacious kitchen/dining area is located to the rear of the property with tiled flooring and consists of a range of upper and lower level units with single drainer sink and integrated hob, oven, microwave and fridge freezer. Pvc Door to the rear garden.

Moving upstairs you will find the main house bathroom which is fully tiled and includes a three piece suite with a separate shower cubicle and electric shower. There are three generous sized bedrooms all with built in wardrobes and laminate flooring.

Externally there is a garden laid in lawn to the front and a garden to the rear with timber fencing to boundaries.

This property would make the perfect home for a first time buyer.

- EXCELLENT END OF TERRACE FAMILY HOME WITH OFF STREET PARKING
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area.
- First Floor Level Accommodation: Three generous sized Bedrooms, Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Utility Store to the rear. Boiler Store.
- Paved Garden to the front and garden laid in lawn to the rear with timber fencing to rear boundaries.

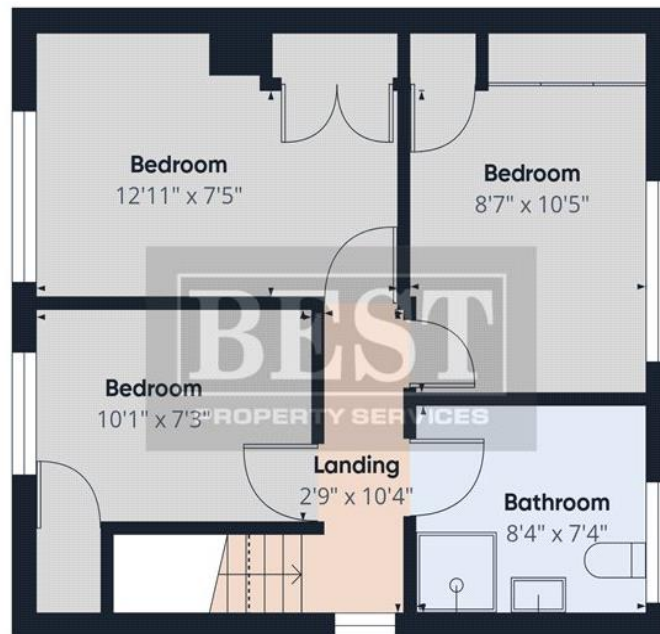




Floorplan



Floor 1



Floor 2



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	47 E	
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

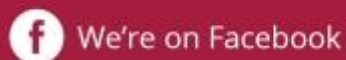
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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