

FOR SALE BY PRIVATE TREATY

RS/5052

**DETACHED 4 BEDROOM HOUSE WITH  
DETACHED GARAGE**

**21 CASTLE MANOR, KESH.  
BT93 1RT**



- ✓ Located in a popular private residential development within easy walking distance of Kesh village centre, Kesh Marina and all local amenities.
- ✓ A substantial 4 bedroom layout with separate Lounge and Dining Room as well as an open Kitchen/Dining/Sitting area. Property also benefits from a large detached garage.
- ✓ Modern fitted Kitchen with range of electrics, fitted utility room, modern sanitary ware throughout and open grate to main Lounge.
- ✓ Oil fired central heating, PVC double glazing, PVC soffits and fascias, low maintenance finish.
- ✓ Ideal family home with sympathetic layout and set on a level site. Viewing highly recommended.

## Accommodation

### Ground Floor:-

Entrance Hall: 19'9" x 6'5"

PVC  $\frac{1}{2}$  glazed front entrance door,  
ceramic tiled floor.

Stairs to first floor. Store under stairs.



Lounge: 13'8" x 13'7"

Timber finished fire surround with polished  
inset and tiled hearth.

Timber boarded flooring.



Dining Room: 11'0" x 10'9"

French doors opening to rear gardens.  
Timber finished flooring. Glazed doors  
to Lounge.

Kitchen/Breakfast: 25'1" x 11'7"



Range of high and low level units incorporating, breakfast bar, Belling 5 ring gas and electric cooker, stainless steel extractor fan,  $1\frac{1}{2}$  bowl stainless steel single drainer sink, integral dishwasher, integral fridge/freezer, glass display units. Built-in microwave. Fully tiled floor, part tiled walls.

Utility: 10'1" x 9'3"

Stainless steel single drainer sink unit, range of fitted units and larder, rear PVC glazed door. Plumbed for washing machine and tumble drier.

Separate W.C.: 5'9" x 3'2"

2 piece suite, ceramic tiled floor.

### First Floor:-

Bathroom: 10'1" x 7'8"

3 piece suite and separate thermostatic shower cubicle. (corner bath).

Part tiled walls, ceramic tiled floor.



Bedroom No 1: 11'8" x 11'0"

2 No. windows.



En-suite: 11'8" x 2'11"

2 piece suite with separate electric shower cubicle, ceramic tiled floor. Part tiled walls.

Bedroom No 2: 11'0" x 10'10"



En-suite: 10'1" x 2'10"

2 piece suite with separate electric shower cubicle, vanity unit, tiled floor, part tiled walls.

Bedroom No 3: 13'8" x 10'5" 2 No. windows.

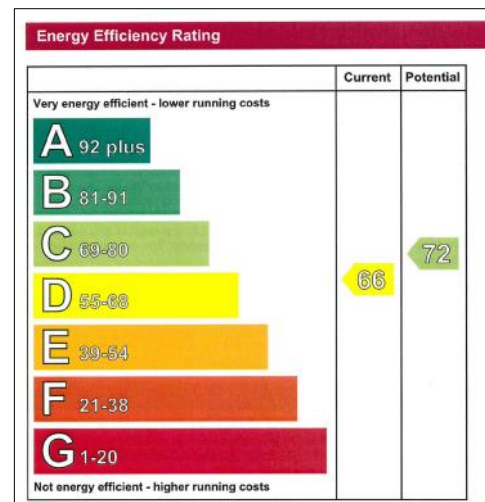
Bedroom No 4: 11'8" x 10'6"

### OUTSIDE

Detached Garage: 21'9" x 12'9" Pedestrian door and roller door (electric). Oil fired central heating burner.

All mains services installed.

Tarmacadamed driveway to side, paving and grass to rear garden.



Current Annual Rates £1,295

***Viewing strictly by appointment with agent.***

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