



MONTGOMERY
FINLAY & CO



***Conveniently located 3 Bedroom Bungalow with Integral Garage
at***

***34 Lisnarick Rd, Tullynagarn,
Irvinestown, BT94 1EY***

- Conveniently located fronting the main Lisnarick roadway out of Irvinestown and within easy access of all local shops, schools and amenities.
- Spacious 3 Bedroom layout with Integral Garage and Utility.
- Modern Kitchen layout with additional Spacious Dining/Breakfast area to an Open Plan Layout.
- Ideal Retirement purchase as bungalows in this locality are in short supply.

GUIDE PRICE: £160,000

ACCOMMODATION

Hall: 10'10" x 17'0" max

- PVC paneled front door with matching Side screens.
- Cloaks and Hotpress Opening Off.



Lounge: 17'0" x 12'10"

- Open Grate and Back Boiler, Granite/Marble Surround.
- Timber mantle and matching hearth.
- Corniced Ceiling.

Kitchen/Dining: 24'4" x 9'9"

- Range of high and low level fitted units.
- Coloured 1 1/2 bowl sd sink . Eye level oven and separate grill. Hob & ext fan.
- Glass display units. Eye level fridge
- Breakfast bar and display.
- Part tiled.



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Utility: 9'9" x 8'1"

- Low level fitted units.
- S ssd sink, phd for Washing Machine & tumble Drier.
- Low level freezer space.
- PVC 1/2 glazed Rear Door.



Integral Garage: 16'4" x 11'11"

- Up and Over Garage door.
- OFCH Burner.



Bathroom: 8'7" x 7'0"

- 3 Piece coloured suite with separate thermostatic shower cubicle.
- 1/2 Tiled walls.
- Vinyl Flooring

Bedroom No.1: 12'4" x 11'0"

- Range of fitted units and robes over bed.
- Side lockers and matching dressing units



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Bedroom No.2: 12'10 x 11'0"



Bedroom No.3: 9'2" x 8'7"

EXTERNAL

- Oil tank to rear.
- Tarmac drive to front.
- Mature gardens to front, sides and rear fronting the main public roadway into Irvinestown.
- All main services installed.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	48	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC RATING

RATES: £977.04

VIEWING STRICTLY BY APPOINTMENT WITH SELLING AGENT.

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