

STENRIES VIEW CARRUTHERSTOWN DG1 4LQ



SPACIOUS DETACHED BUNGALOW SURROUNDED BY PICTURESQUE COUNTRYSIDE. IN GOOD DECORATIVE ORDER. U.P.V.C DOUBLE GLAZING & OIL CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. L-SHAPED HALLWAY. GENEROUSLY PROPORTIONED SITTING ROOM. DINING ROOM. FITTED DINING KITCHEN. UTILITY ROOM. 3 DOUBLE BEDROOMS. SEPARATE W.C./CLOAKROOM. BATHROOM WITH NEWLY INSTALLED THREE PIECE SUITE. NEATLY KEPT FRONT, SIDE & REAR GARDENS. VERANDA TO ONE SIDE. GARAGE/WORKSHOP. DETACHED GARAGE. GREENHOUSE.

PRICE OFFERS AROUND £200,000

ACCOMMODATION

ENTRANCE VESTIBULE

(1.75m x 1.70m)

Entered through a part glazed woodgrain U.P.V.C front door with matching obscured side panel. Double glazed window to one side. Flush light fitting. Display shelf. Tiled floor. Part glazed inner door with matching obscured side panel leading through to the hallway.

L-SHAPED HALLWAY

Walk-in airing cupboard (**1.74m x 1.02m**) with shelving, light & hot water tank. Useful built-in storage cupboard (**1.36m x 0.70m**) with coat hooks. 1 Single power point. Hatch to insulated attic. Honeywell thermostat control. Smoke alarm. Telephone point. Fitted carpet. Radiator with thermostatic valve. Doors off to sitting room, dining room, bathroom & 3 double bedrooms.

SITTING ROOM

(5.36m x 4.65m)

A very spacious room with large U.P.V.C double glazed picture window overlooking the front garden & the lovely views over open farmland. Vertical blinds. Curtains. Traditional open coal fire set on a tiled hearth with marble stone tiled hearth & fascia. Telephone point. Television point. Triple light pendant. 3 Single power points & 1 double. Fitted carpet. Radiator with thermostatic valve.

DINING ROOM

(3.24m x 2.77m)

A lovely bright room with U.P.V.C double glazed window to the rear overlooking farmland. Curtains. 2 Single power points. Telephone point. Vinyl tiled effect non slip flooring. Radiator with thermostatic valve. Door through to the dining kitchen.

FITTED DINING KITCHEN

(4.40m x 2.75m)

With a good supply of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit with mixer taps. Partially tiled walls. Fluorescent striplight. Smoke alarm. U.P.V.C double glazed window to the rear enjoying the views. 2 Double power points & 2 single. Tiled effect non slip vinyl flooring. Radiator with thermostatic valve. Door through to the utility room.



UTILITY ROOM

(2.81m x 1.50m)

U.P.V.C double glazed window overlooking the veranda. Plumbed for automatic washing machine. 1 Double power point. Wall mounted Electric fusebreaker system. Partially tiled walls. Trianco central heating boiler. Tiled effect vinyl flooring. Radiator. Door through to a separate W.C./cloakroom. U.P.V.C part glazed side door leading out to the veranda.

SEPARATE W.C./CLOAKROOM

(1.55m x 1.40m)

With white W.C. Fully tiled walls. U.P.V.C double glazed obscured window to the rear. Medicine cabinet. Vinyl flooring.



BATHROOM

(3.21m x 1.67m)

Having a newly installed white three piece suite comprising bath, wash-hand basin & W.C. Mira 723 shower over the bath with shower rail attached. Flush light fitting. U.P.V.C double glazed obscured window to the rear. Medicine cabinet. Radiator with thermostatic valve.

BEDROOM 1

(3.41m x 2.82m)

U.P.V.C double glazed window to the front. Curtains. 1 Double power point & 1 single. Fitted carpet. Radiator with thermostatic valve.



BEDROOM 2

(4.12m x 2.99m)

A bright master bedroom with U.P.V.C double glazed window to the front. Curtains. Double built-in carpeted wardrobe with hanging rail & shelf. 1 Double power point & 1 single. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 3

(4.70m x 2.60m)

Another good sized bright bedroom with U.P.V.C double glazed window to the rear. Built-in carpeted wardrobe with hanging rail & shelf. 1 Double power point & 1 single. Fitted carpet. Radiator with thermostatic valve.

OUTSIDE

The front garden has a neatly laid out lawn area with chipping stones to one side. Extensive parking with paved area offering additional parking. There is a path leading around the property to the rear.

Oil tank. Greenhouse.

SIDE VERANDA (5.51m x 3.01m) access to ash pan from the open coal fire in the sitting room. Outside cold water tap. Electricity meter box. Door through to the rear elevation. Door through to **GARAGE (5.56m x 2.87m)** with up & over door. 1 Double power point. Light.

WORKSHOP (5.51m x 1.96m) 1 Double power point. Light.

DETACHED GARAGE (5.00m x 1.50m)

HOME REPORT

A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.



SERVICES

Mains water, electricity & drainage to septic tank. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents
HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS

Council Tax Band "E".