



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## FOR SALE BY PRIVATE TREATY

OUTSTANDING 3 BEDROOM SEMI DETACHED RESIDENCE  
SITUATED ON A SPACIOUS CORNER SITE ON THE EDGE OF  
DERRYLIN VILLAGE CLOSE TO ALL AMENITIES



### **10 OAK GROVE, DERRYLIN**

- Full Oil Fired Central Heating / Double Glazed Windows & Doors
- 3 Bedrooms / 2 receptions
- Outstanding Internal Decoration- no expense spared!!
- High Quality Kitchen
- High Quality Sanitary Ware – Utility & Sep W.C

- Ideal Family Home
- Convenient Location close to all amenities

**PRICE: OFFERS AROUND £170,000**  
**VIEWING: BY APPOINTMENT WITH THE AGENT**

No. 10 Oak Grove, Derrylin is an exceptional 3-bedroom semi detached residence. This property is decorated & maintained to the highest of standards throughout- with high quality fixtures & fittings. The property has 3 bedrooms and 2 receptions in addition to a kitchen diner, utility room & sep w.c. Situated within a quiet cul-de-sac the property boasts ample parking & large garden areas. Local amenities are a very short walk.

**\*\* EARLY VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT\*\***

**Entrance Hall:** Spacious Entrance Hall with Laminate Wooden Flooring. Telephone Point. Leads to Spacious Landing Area with Hotpress Off. Understairs Storage.

**Living Room:** 12'4'' x 14'1''. Exceptionally Well Decorated Room. Open Fire Place with Cast Iron Insert, Attractive Wood Surround & Tiled Hearth. Laminate Wooden Flooring. TV Point.



**Kitchen:** 9'7'' x 10'4''. High Quality Kitchen with Excellent Range of High & Low Level Units. Built in Oven & Hob with Extractor Fan Over. Plumbed For Dishwasher. Fully Tiled Floor, Part Tiled Walls. Single Drainer Stainless Steel Sink Unit with Salad Bowl.



**Dining:** 10'1'' x 10'4''. Laminate Wooden Flooring. Exceptionally Well Decorated. Patio Doors out to Rear Garden Area.



**Sitting Room:** 18'0'' x 9'10''. Laminate Wooden Flooring. Patio Doors out to Front. Well Decorated. TV Point.



**Utility Room:** 6'2'' x 9'8''. Plumbed For Washing Machine, Space For Tumble Dryer. Space For Fridge Freezer. Single Drainer Stainless Steel Sink Unit. Fully Tiled Floor, Part Tiled Walls. Oil Fired Burner Located Within.

**Separate W.C.** 4'2'' x 6'6''. High Quality White Suite Comprising of Low Flush WC, Pedestal Wash Hand Basin. Laminate Wooden Flooring.

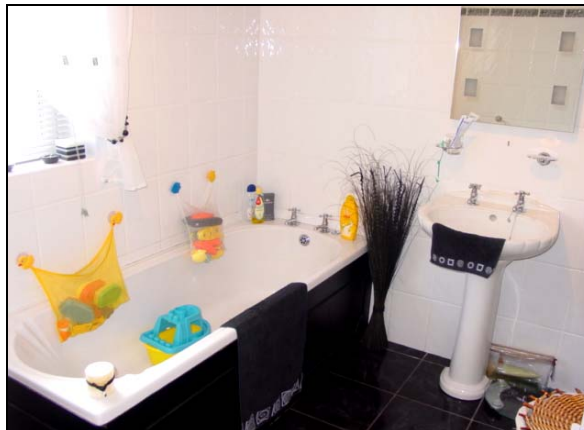
**UPSTAIRS:**



**Bathroom:**



9'9'' x 10'4''. High Quality 3 Piece White Suite Comprising of Low Flush WC, pedestal Wash Hand Basin & Panelled Bath. Separate Electric Shower Cubicle. Fully Tiled Floor & Part Tiled Walls.



**Bedroom 1:**



10'1'' x 11'0''. Exceptionally Well Decorated. Laminate Wooden Flooring. Telephone Point. Built in Wardrobes.



**Bedroom 2:**



11'0'' x 10'11'' (WP). Well Decorated Room. Laminate Wooden Flooring. Built in Wardrobe.

**Bedroom 3:**

9'8'' x 7'4'' (WP). Well Decorated. Laminate Wooden Flooring.

**Outside**



- Spacious Site – Large Rear Garden Area – Fully Enclosed / Space For Shed
- Patio Section / Tarmac Driveway Space for 2 Cars
- Garden Area to Front with Mature Shrubbery/Plants



**SERVICES Mains Water, Electricity and Drainage**

N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER

**MORTGAGE ADVICE IS AVAILABLE THROUGH OUR IN-HOUSE FINANCIAL ADVISER**

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