

SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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FOR SALE BY PRIVATE TREATY

**EXCELLENT 3 BEDROOM MID-TERRACED PROPERTY
SITUATED WITHIN WALKING DISTANCE OF ALL LOCAL
AMENITIES**



31 NEW STREET, EDERNEY

- Full Oil Fired Central Heating / Upvc Double Glazed Windows & Doors
- 3 Bedrooms
- Very Well Decorated & Maintained
- Ideal for First Time Buyers or Investors Alike
- Convenient Location close to all amenities

PRICE: OFFERS AROUND £138,000

VIEWING: BY APPOINTMENT WITH THE AGENT

No.31 New Street, Ederney comprises a Very well maintained 3 Bedroom mid terraced house situated a short walking distance from all local amenities. The Property is fully double glazed and oil fired. Internal decoration is Modern & Fresh; this property would be ideal for first time buyers or investors.

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

Accommodation Details:

Entrance Hall: 11'9'' x 5'10''. Fully Tiled Floor. Telephone Point. Leads to Landing Area with Hotpress off.

Living Room: 12'2'' x 12'3''. Laminate Wooden Flooring. Exceptionally Well-Decorated Room with TV Point. Open Fire Place with Attractive Wood Surround, Cast Iron Insert & Tiled Hearth.



Kitchen: 10'1'' x 18'5''. High Quality Kitchen with Excellent Range of High & Low level Units. Fully Tiled Floor, Part Tiled Walls. Oven & Hob with Extractor Fan Over. Built in Dishwasher. Space For Fridge Freezer (American Style). Recessed Lighting. Single Drainer Stainless Steel Sink Unit with Salad Bowl. TV Point (x2). Storage Cupboard Off.



UPSTAIRS:

Bathroom: 5'8'' x 6'5''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Mira Events Shower Cubicle. Fully Tiled Walls & Floor.



Bedroom 1:



9'9'' x 11'8''. Laminate Wooden Flooring. Exceptionally Well Decorated. Built in Wardrobe. TV Point.



Bedroom 2:

11'8'' x 10'8'' (WP). Laminate Wooden Flooring. Well Decorated Room. Built in Wardrobe. TV Point.



Bedroom 3:

6'11'' x 9'7''. Laminate Wooden Flooring. Bright Well Decorated Room. TV Point.

Outside:



- Compact Enclosed Front Paved Area
- Fully Paved Rear Garden Area / Patio Section / Space For Shed
- **Coalshed/Washroom** – 6'0'' x 6'4'' Plumed For Washing Machine, Space For Tumble Dryer – Oil Fired Burner Located Within
- Outside Tap



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

SEE OUR PROPERTIES ON LINE AT:

www.seamuscox.com

Email address: queries@seamuscox.com

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