



7 Drumbeg Crescent, Lhanbryde, IV30 8JS
Offers over £155,000

Situated in a popular and quiet residential area of Lhanbryde, this two bedroom semi-detached bungalow would make an ideal first time buy or retirement purchase. The accommodation comprises entrance vestibule, hallway, lounge/diner, kitchen, conservatory, two double bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garage, garden and driveway.

ENTRANCE VESTIBULE

6'3" x 4'3" (1.91m x 1.32m)

uPVC and glazed entrance door; spacious built- in cloak cupboard; fitted carpet; inset ceiling spotlight.

LOUNGE/DINER

19'3" x 9'11" (5.87m x 3.03m)



Window to front; fire surround; fitted carpet; inset ceiling spotlights; ceiling light fitting.

INNER HALLWAY

Built-in cupboard housing the gas central heating boiler; fitted carpet; hatch to the fully floored loft space with pull down ladder.

KITCHEN

9'8" x 9'5" (2.95m x 2.88m)

Window to side; fitted kitchen in Pine effect; built-in single electric oven; hob and hood; Bush washing machine; under counter Hotpoint freezer and fridge; vinyl flooring; ceiling light fitting.

BATHROOM

8'2" x 6'2" (2.50m x 1.89m)



Window to side; bath; sink; WC and spacious shower cubicle with Mira electric shower; fitted carpet; ceiling light fitting.

BEDROOM 2

9'5" x 9'4" (2.89m x 2.87m)



Window to rear; fitted carpet; ceiling light fitting.

BEDROOM 1

10'0" x 9'11" (3.07m x 3.03m)



French doors lead to the Conservatory; built-in wardrobe; fitted carpet; ceiling light fitting.

CONSERVATORY

10'2" x 9'5" (3.11m x 2.89m)



Glazed on two sides; door to the rear garden; vinyl flooring; wall light fitting.

GARAGE

Up and over door; power & light; personnel door to the rear garden.

OUTSIDE



The garden to the front is fully enclosed and laid with low maintenance gravel and paving. A driveway provides parking for at least two cars and leads to the garage. The rear garden is also fully enclosed and terraced on four levels; Patio area directly behind the house; Patio area with clothes poles and ropes and greenhouse on the 2nd level; the 3rd level has been laid with decorative paving and gravel and planted with mature shrubs and trees, a border was used for vegetable planting in the past; level 4 has also been laid with decorative paving and gravel and bordered by mature shrubs.

NOTES

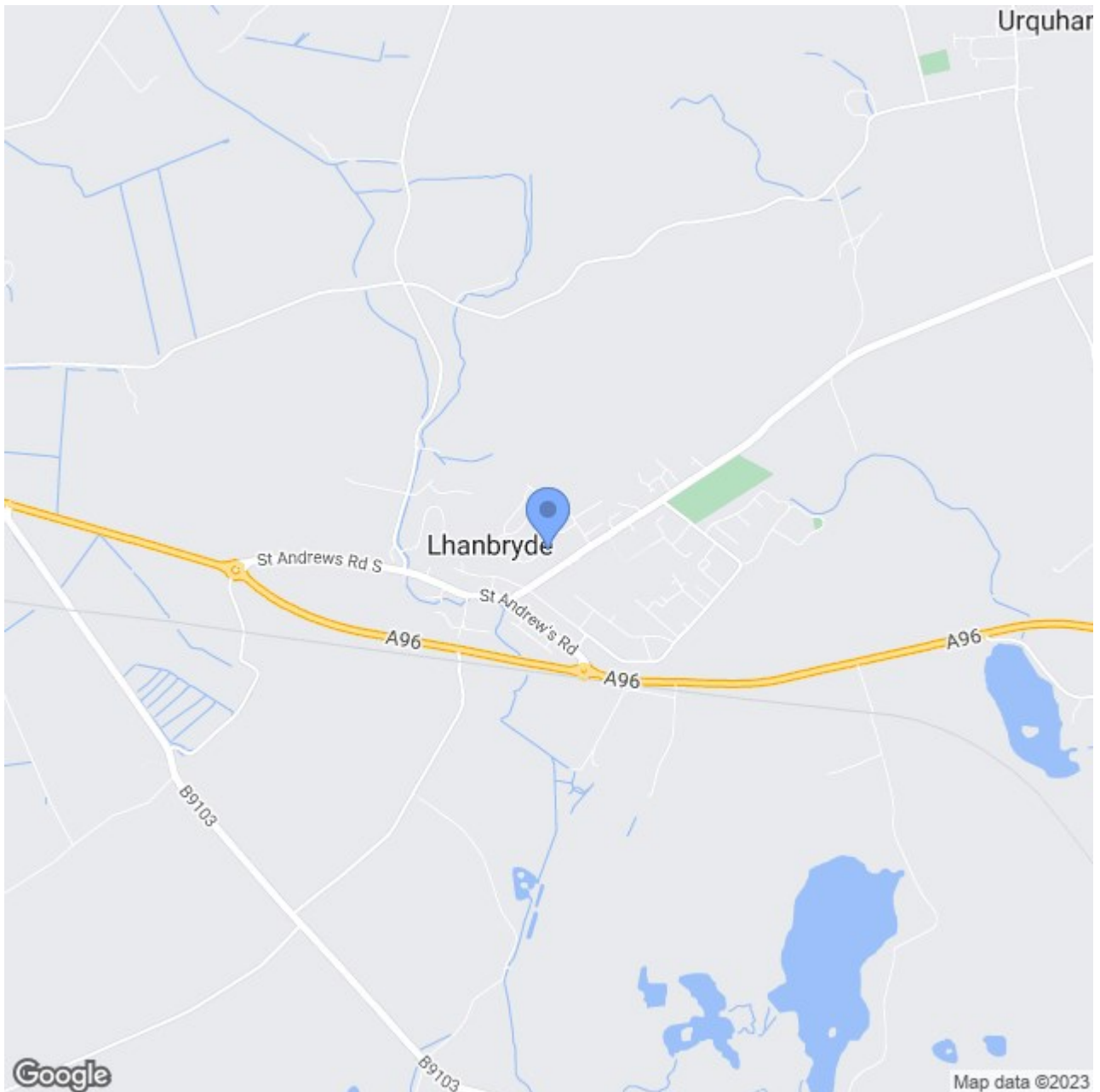
Included in the asking price are all carpets and fitted floor coverings; all light fittings; all bathroom fittings; the built-in electric oven, hob and hood, Bush washing machine; Hotpoint freezer and fridge in the kitchen and the greenhouse in the garden.

Council Tax Band: B

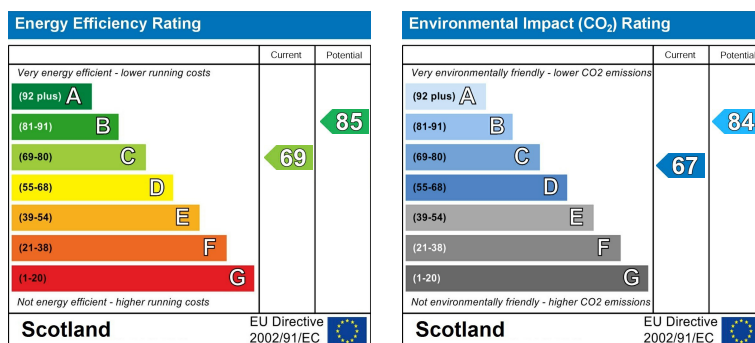
Viewing Contact Selling Agent on 01343 555150



Area Map



Energy Efficiency Graph



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