



30 Dryden Road

A beautifully presented newly updated TWO bedroom terraced property situated within close proximity to RD&E hospital, local schools, shops and supermarket.

New to the market is this fantastic two bedroom property comprising of a living room with a feature gas log burner and a newly fitted kitchen. The first floor consists of two double bedrooms and a recently fitted family bathroom. There is a well maintained rear garden out the back with plenty of shed storage. This property also benefits from a residents parking space outside the front. The property has many new features added including a new boiler, a new roof with insulation and flooring.



- ❖ Beautifully Presented Throughout
- ❖ Desirable Location Close To RD&E
- ❖ Two Large Bedrooms
- ❖ Recently Added Kitchen
- ❖ Recently Added Bathroom
- ❖ Exclosed Rear Garden
- ❖ Beautiful Feature Log Burner
- ❖ Newly Laid Roof With Insulation
- ❖ New Boiler
- ❖ New Flooring

UPVC FRONT DOOR TO..

LIVING ROOM Double glazed window to the front, feature gas log burner, stairs to first floor landing, door to..

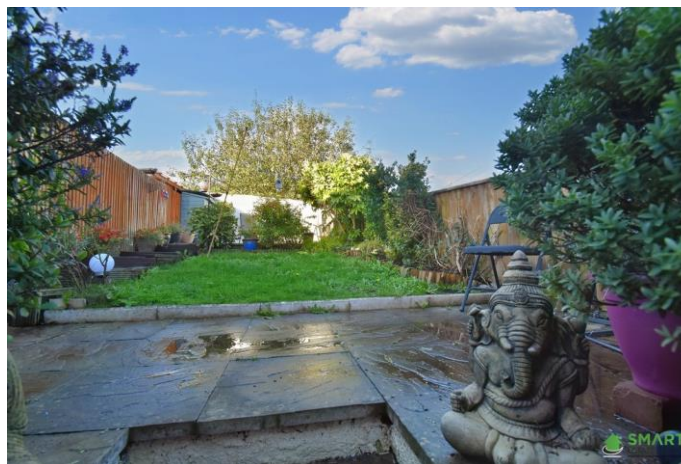
KITCHEN Matching base cupboards and drawers with worktop over, built in oven and hob with extractor over, sink and drainer with mixer tap, space for washing machine, wall mounted cupboards. Window to rear garden.

BEDROOM ONE Large Double Bedroom, Double glazed window to the front, radiator, built in wardrobe. Door leading to Bathroom.

BEDROOM TWO Double Bedroom, Window to rear garden, radiator, door leading to bathroom.

BATHROOM Jack & Jill Style Bathroom. Close coupled WC, wash hand basin, Bath with shower over, Glass curved shower screen, heated towel rail, obscure double glazed window to the rear garden.

GARDEN To the rear of the property is an enclosed three tier garden laid to both grass and also a paved patio making the perfect area for alfresco dining and entertaining. Also a handy brick & timber shed for storage.







Approx Gross Internal Area
49 sq m / 529 sq ft



Ground Floor
Approx 24 sq m / 260 sq ft

First Floor
Approx 25 sq m / 269 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.