



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

35 Coolmillish Road

Markethill

BT60 1QA

Bedroom	3
Reception	2
Bathroom	1



Charming traditional style farmhouse with outbuildings ripe for modernisation

Offers in Region of: £175,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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We expect 35 Coolimillish Road to attract strong interest given its superb location, and attractive style farmhouse with range of outbuildings. This sales property will need fully modernised but we can see the true potential and we know you will too! Due to the works required this is a cash sale only. The farmhouse comprises of two reception rooms, kitchen, bathroom and three bedrooms. There is a range of stores and outbuildings. The gardens have beautiful mature plants, and the property is easily recognised due to the moneky puzzle tree at the entrance. The bustling town of Markethill is just a hop and skip away with it's range of schools, shops and independent stores.



- Traditional farmhouse in need of modernisation
- Three double bedrooms
- Two large reception rooms
- Open plan kitchen dining
- Within easy reach of Markethill with an abundance of schools, shops and amenities
- Range of sheds, workshops and garage
- Mature gardens to front with beautiful flowers and trees
- Cash sale only
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

ENTRANCE HALL

Solid wood door with glazed panels. Wood effect laminate flooring. Single panel radiator.

LOUNGE

3.60m x 5.40m (11' 10" x 17' 9")

Dual aspect reception room with UPVC door leading to rear. Double panel radiator. Wood effect laminate flooring. Access to living room.

KITCHEN DINER

3.45m x 4.65m (11' 4" x 15' 3")

Dual aspect kitchen diner with range of high and low level kitchen cabinets cooker with double oven. Space for fridge freezer, dishwasher and washing machine. Low level double panel radiator. Wood effect vinyl flooring.

HALLWAY

UPVC door with glazed panel giving access to front of property. Tiled flooring. Walk-in storage closet with single panel radiator.

FIRST FLOOR LANDING

Window providing natural light. Single panel radiator.

MASTER BEDROOM

4.11m x 4.36m (13' 6" x 14' 4") (MAX)

Front aspect double bedroom with dual windows with views towards Mourne Mountains. Double panel radiator



BEDROOM TWO

3.65m x 2.28m (12' 0" x 7' 6")

Front aspect bedroom. Double panel radiator.

BEDROOM THREE

2.60m x 3.07m (8' 6" x 10' 1")

Rear aspect bedroom. Double panel radiator.

FAMILY BATHROOM

3.34m x 3.30m (10' 11" x 10' 10")

Four piece bathroom suite comprising of panel bath with telephone style shower head attachment, close coupled WC, wash hand basin with pedestal and separate shower enclosure with PVC panelling and electric shower. Double panel radiator. Wood effect vinyl flooring. Access to hotpress and storage closet.

OUTSIDE

FRONT

Enclosed front garden laid in lawn bordered by beautiful mature plants and trees.

YARD

Selection of sheds, stores and garage.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.