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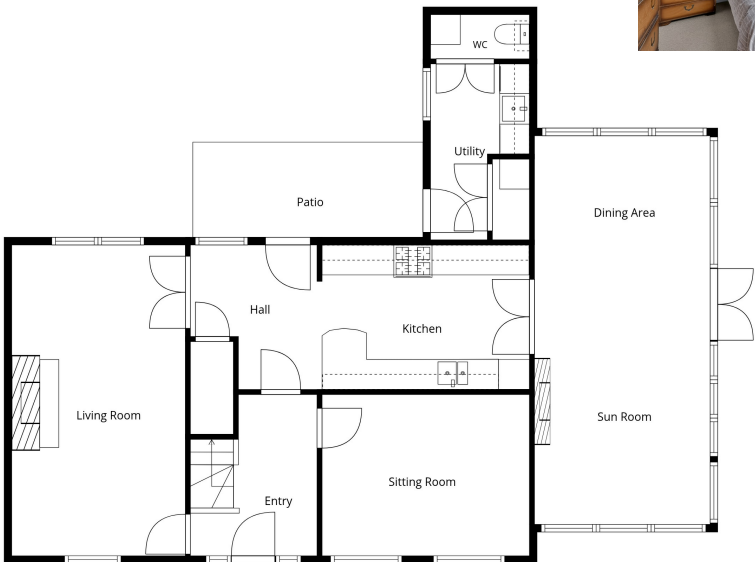


57 ANNAGHANNOON ROAD
Waringstown BT66 7RZ

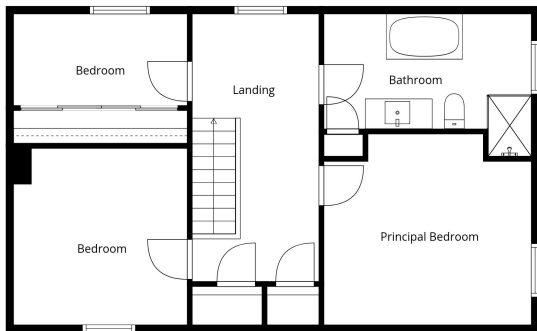
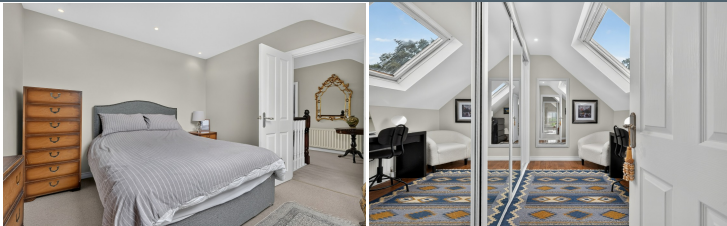
Offers around
£269,950







1st Floor



2nd Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Description

This truly delightful and simply stunning country home enjoys a wonderfully rural position with views to the surrounding landscape and positioned on the exclusive Annaghanoon Road, just off the Clare Road from Waringstown's pretty cricketing village for all the local village amenities as well as the highly regarded Waringstown Primary School. The property has a detached garage or workshop, which will immediately appeal to those wishing to pursue an interest or hobby, whilst the overall property is meticulously presented, creatively presented in an elegant country house style with a feature sun room to the side taking in its beautiful surrounding countryside setting. A flexible interior includes three bedrooms on the first floor, an elegant living room and a separate sitting room or bedroom four if required. This beautiful home must be viewed and is one to be missed.

Features:-

- Stunning semi-detached country home with a large detached garage/workshop
- Three or Four bedrooms. One bedroom with fitted wardrobes with mirror doors
- Attractive front door leading into a bright and welcoming hallway with a spindled staircase to the first floor accommodation
- An elegant living room with a feature hole in the wall style chimney breast with an inset cast iron multi fuel burning stove
- Separate family room or bedroom 4 if required
- Open plan kitchen with a generous range of fitted high and low level kitchen cabinetry finished in a French Oak style and includes a feature cooking area with over mantle and space for a free standing range style cooker. Inset porcelain sink unit. Built in dining table. Glazed double doors to the sun room. Partially tiled walls. Attractive tiled floor. Doors leading to the living room. Cloak room under stairs. Door leading to the rear garden
- Sun room to the side with a feature vaulted ceiling and window taking in the surrounding landscape. Dining area with doors to the rear garden
- Stunning bathroom on the first floor with a contemporary style white suite including a free standing bath, WC and a beautifully fitted wash hand basin as a feature. Separate shower cubicle. Elegant wall tiling and tiled floor. One wall with country style panelling
- Separate utility room to the rear with boiler cupboard and a downstairs WC with wash hand basin
- Detached garage or workshop with roller garage door
- Delightful gardens with floral planting and neat lawns to the rear. Driveway leading to the Parking to the rear

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

