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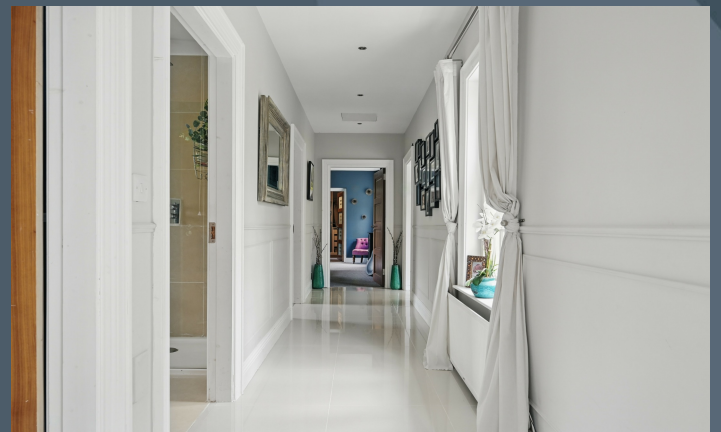


11c GOUDY BRIDGE ROAD

Aghagallon BT67 0AY

Offers around
£450,000





11c Goudy Bridge Road, Aghagallon



Description:

This remarkably charming and deceptively spacious country cottage has a stunning architectural appeal, designed in a pretty cottage style and enjoying all the benefits of modern living. A wonderful interior layout has a welcoming ambience, having bespoke double front doors and fan light, leading into a bright and airy open plan dining hall with a split level living room and an attractive spindled staircase to the first floor accommodation. A vaulted sun room overlooks a private central courtyard style patio and creates a sophisticated connection with dramatic woodland to the rear.

The Goudy Bridge Road is a beautiful rural location, with access to the main Lurgan to Crumlin Road, convenient to Aghagallon Village with its local amenities as well as neighbouring towns and villages for schools and colleges. Viewing a must!

Features:

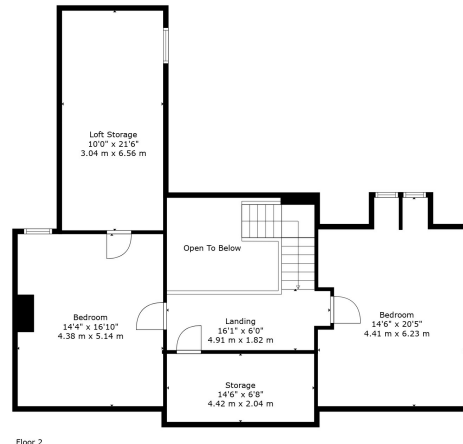
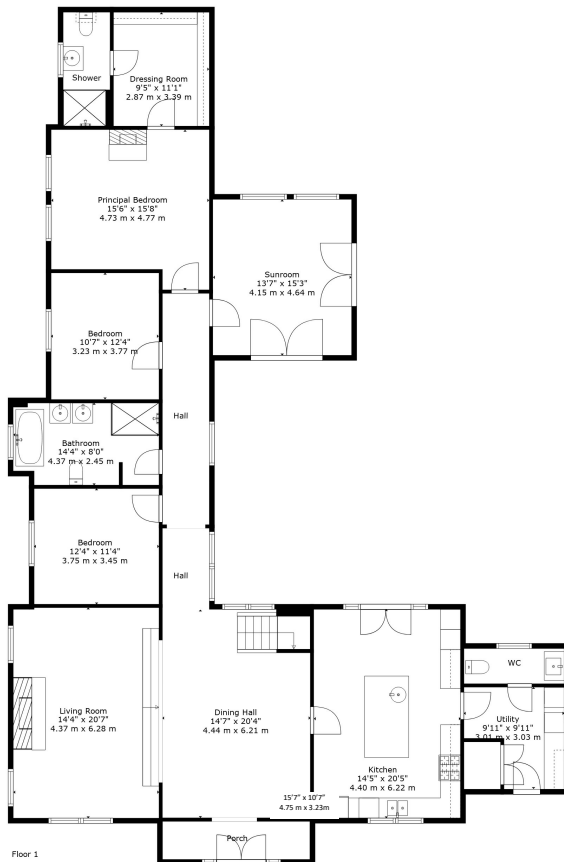
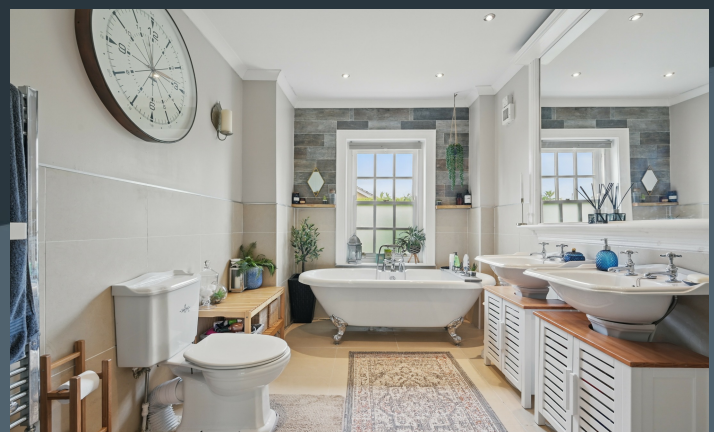
- Charming detached country cottage with deceptively spacious and flexible interior accommodation
- Entrance porch with a beautifully designed bespoke double front doors with decorative double glazed side light and fan light above
- Bright Open plan dining hallway with feature glazed corner window to the courtyard style patio area, spindled staircase to the first floor accommodation with an open layout to the sunken living room
- An elegantly proportioned living room with a stunning central fireplace with an inset cast iron multi fuel stove
- Beautifully designed country kitchen in a stylish shaker style and including a generous range of high and low level cabinetry including a large central island unit with breakfast area. Granite work surfaces. Space for a free standing range style cooker, integrated dish washer, integrated microwave oven. Porcelain double sink unit. Feature double glazed double doors and side panels leading to the courtyard style patio area.
- Separate utility room with fitted storage cabinets with space for a washing machine and space for a tumble dryer. Built in storage room. Exterior door.
- Downstairs cloak room with WC and wash hand basin
- Stunning vaulted sun room with 2 sets of double doors to the central courtyard style patio area
- Five spacious bedroom, master bedroom with a feature period style cast iron fireplace, a walk through fitted dressing room and connecting ensuite shower room with shower cubicle, WC and wash hand basin
- Traditional style bathroom with stylish twin Sanitan wash hand basins, free standing bath with claw on ball feet, WC and a walk in shower cubicle
- Ample storage with access to two attic rooms on the first floor
- Sliding sash double glazed windows
- Detached double garage block with two sets of garage doors
- Oil fired central heating
- Gravel driveway / parking area
- Beautifully designed cottage style garden with mature planting, hedging and borders. Patio area to the rear in a courtyard style with views into the neighbouring woodland as feature

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.





11c Goudy Bridge Road, Aghagallon



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 2242 sq. ft, 209 m2
 FLOOR 1: 1901 sq. ft, 177 m2, FLOOR 2: 341 sq. ft, 32 m2
 EXCLUDED AREAS: PORCH: 59 sq. ft, 6 m2, DINING HALL: 297 sq. ft, 28 m2, LOW CEILING: 517 sq. ft, 48 m2,
 LOFT STORAGE: 115 sq. ft, 11 m2, OPEN TO BELOW: 86 sq. ft, 8 m2, WALLS: 244 sq. ft, 20 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

