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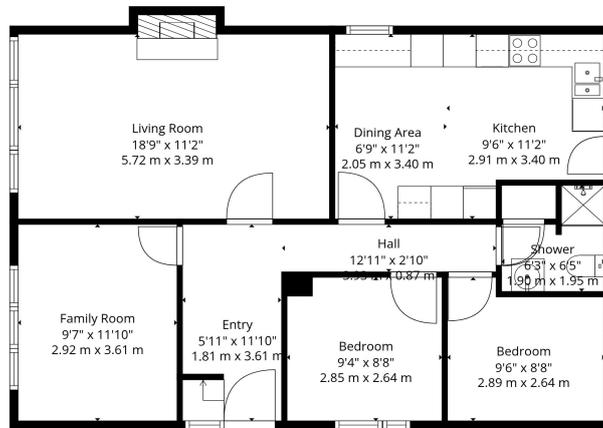
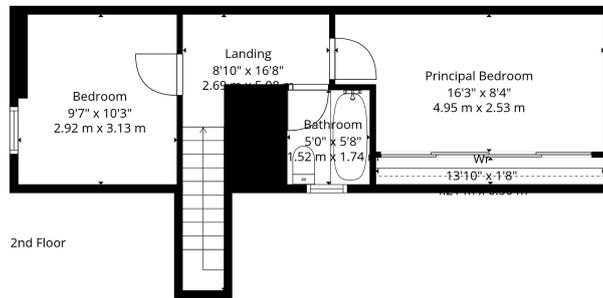
**81a CLANCONNEL GARDENS**

Waringstown BT66 7RR

Offers around  
**£219,950**







**TOTAL: 1206 sq. ft, 112 m2**  
 1st floor: 827 sq. ft, 77 m2, 2nd floor: 379 sq. ft, 35 m2  
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2, WALLS: 110 sq. ft, 10 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F		
1-20	G	20 G	

## Description

This charming detached chalet style bungalow enjoys a prime position at the end of a residential cul-de-sac and located just off the Banbridge Road, on the edge of Waringstown's pretty village with its Jacobean mansion house, its famous cricket lawns and a highly respected Primary School.

The property will appeal to a wide spectrum of potential purchasers seeking a detached home with the flexibility for alternative layouts and a private, secluded setting.

The interior is well presented and viewing is highly recommended.

## Features:-

- Stylish detached chalet style bungalow
- Bright hallway with stairs to the first floor accommodation
- Four bedrooms, two reception rooms or Five bedrooms, one reception room
- Principle bedroom with fitted wardrobes including mirror doors
- Living room with an attractive fireplace with inset and hearth. Gas fire
- Open plan kitchen with dining area
- Beautifully fitted kitchen cabinetry with ample high and low level storage units including a built in double oven and inset hob. Space for a fridge. Space for a washing machine and space for a dish washer
- Down stairs shower room with shower WC and wash hand basin
- First floor bathroom with bath and shower fitment over, WC and wash hand basin
- Attached garage with garage door and separate service door to the rear
- Beautiful end of cul-de-sac setting with a private and secluded garden laid out in neat lawns with conifer hedging. Patio area to the rear. Tarmac driveway
- PVC double glazed windows
- Oil fired central heating
- White panelled interior doors



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.