

11 Cuchulainn Court, Mullaghbawn, BT35 9QA



Guide Price £294,950

Nestled within a popular residential development in the heart of Mullaghbawn, this impressive four bedroom detached family home offers spacious and versatile accommodation, ideally suited to modern family living. Well presented throughout and benefiting from a generous side extension, the property provides excellent flexibility and well balanced living space.

From the entrance hall, there are two well proportioned reception rooms positioned to the left and right. The reception room on the left enjoys double doors opening through to the kitchen/dining area, creating a superb flow for both everyday living and entertaining. Both reception rooms feature wooden flooring and attractive open fireplaces with timber surrounds, adding warmth and character to the home.

To the rear, the spacious kitchen and dining area is fitted with a range of upper and lower level units and incorporates integrated appliances including a fridge freezer, dishwasher, microwave and Rangemaster gas cooker. Patio doors open directly onto the enclosed rear garden, seamlessly extending the living space outdoors and providing an ideal setting for entertaining.

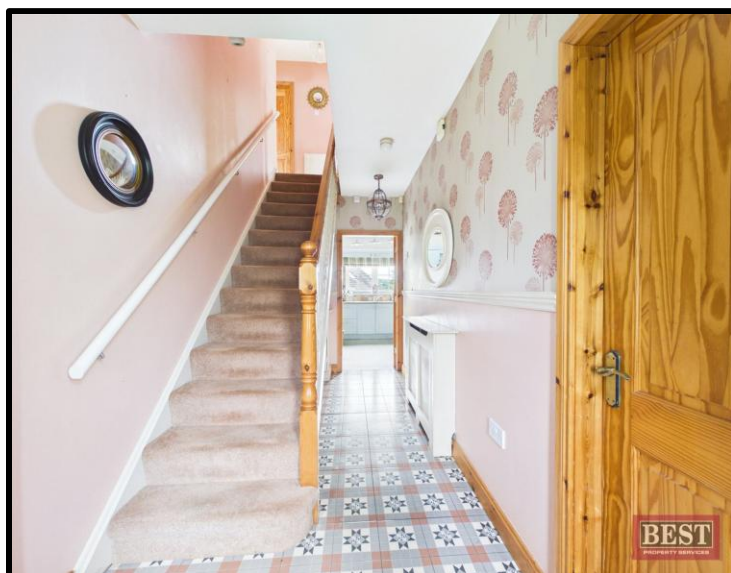
The side extension further enhances the accommodation and features a wood burning stove together with an adjoining shower room, offering excellent versatility as a family room, home office or potential fifth bedroom.

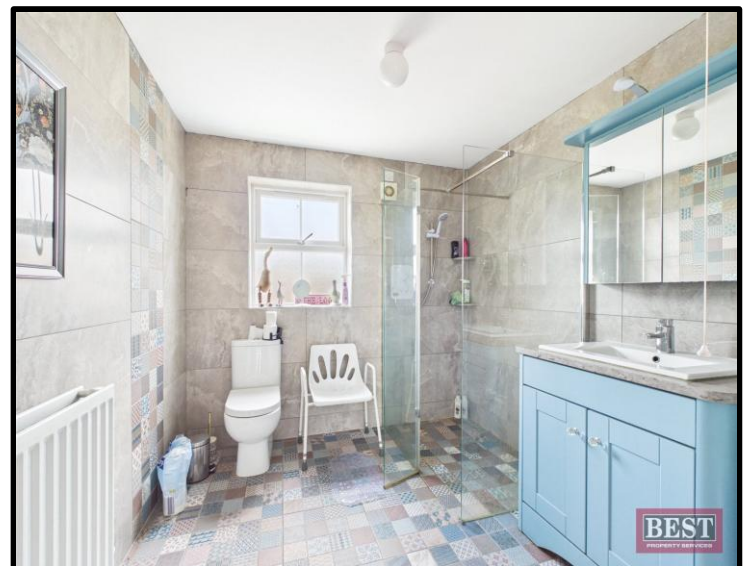
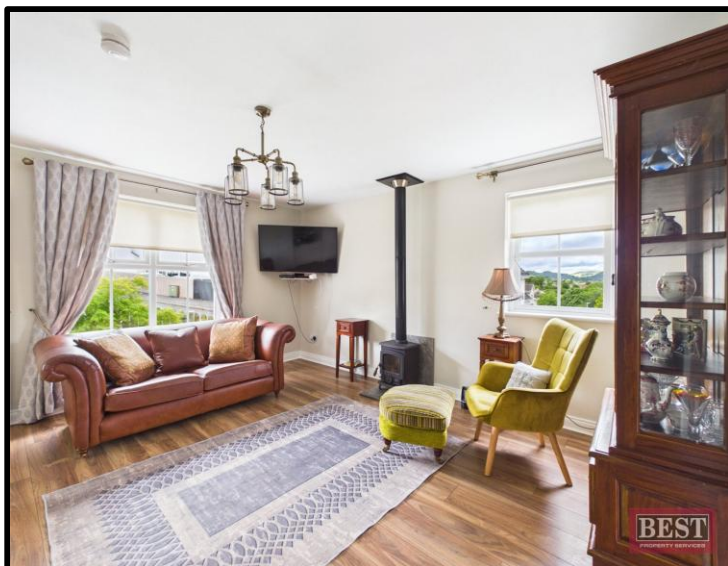
The first floor comprises four bedrooms, including three generous doubles, one with an ensuite shower room, and a single bedroom. The family bathroom is fully tiled and fitted with a three piece suite and separate shower cubicle. Additional storage is provided by a walk in hotpress and a landing cupboard with access to the roof space.

Externally the property enjoys a tarmac driveway to the side providing ample off street parking. The enclosed rear garden is fully paved for ease of maintenance and includes a timber garden shed and timber fencing to the boundaries.

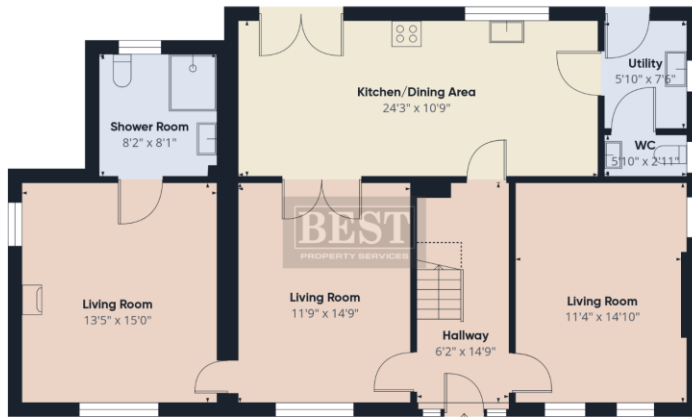
Conveniently located within walking distance of village amenities and surrounded by the stunning scenery of Slieve Gullion and the surrounding countryside, this superb family home offers a wonderful opportunity for those seeking space, comfort and a peaceful village setting.

- EXCELLENT DETACHED FAMILY HOME FOR SALE
- Ground Floor Accommodation: Entrance Hall, Three Reception Rooms, Shower Room, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Four Bedrooms (one with ensuite shower room), Family Bathroom, Walk in Hotpress, Storage Cupboard
- Pvc Double Glazing. Oil Fired Central Heating
- Enclosed Gardens to the front & rear with timber fencing to boundaries
- Tarmac Driveway

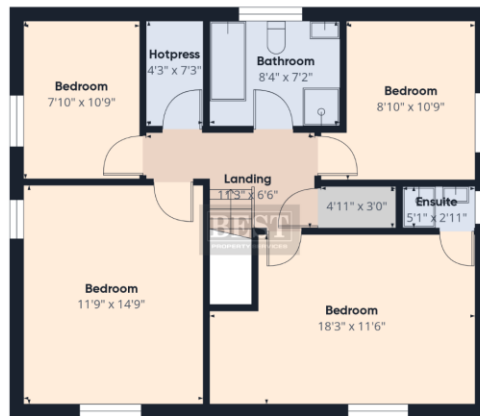




Floorplan



Floor 1



Floor 2

Approximate total area[®]
1768 ft²
Reduced headroom
14 ft²

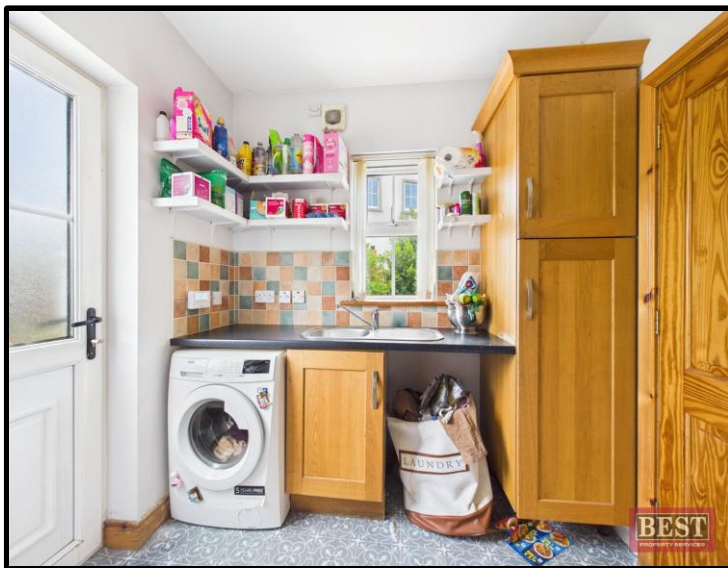
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Energy Performance Certificate

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week
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Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

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 any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

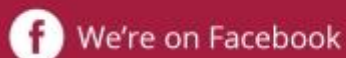
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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