

## 40 Slievenagarragh, Hilltown, BT34 5BF



**Guide Price £325,000**

Offering new to the market this stunning, stylish, and contemporary detached home located within the highly sought-after Slievenagarragh development in Hilltown. Perfectly suited to growing and established families alike, this spacious property offers exceptional comfort, flexibility, and quality accommodation.

Internally, the property is beautifully presented throughout and comprises a welcoming entrance hallway with tiled flooring. The bright front-facing lounge features an attractive open fire with a stone-tiled surround, creating a warm and inviting living space. To the front of the property, there is an additional versatile reception room currently suitable as a double bedroom, family room, or second lounge.

To the rear, the impressive kitchen/dining area boasts a range of high and low-level units, integrated electrical appliances, and space for a fridge freezer. Double doors from the dining area open directly onto the rear garden, ideal for entertaining and family living. Adjacent to the kitchen is a practical utility room, plumbed for a washing machine and tumble dryer, along with a convenient separate downstairs WC.

On the first floor, there are three generously proportioned double bedrooms, including a principal bedroom with a fully tiled ensuite shower room comprising a modern three-piece suite. The luxurious family bathroom is also fully tiled and features a w.c., vanity sink unit, freestanding bath, and separate shower cubicle.

Externally, the property enjoys well-maintained gardens laid in lawn to both the front and rear, complemented by a variety of plants and shrubs. The rear garden is fully enclosed with timber fencing, offering excellent privacy and security, while two useful timber stores provide additional outdoor storage.

Early viewing is highly recommended to fully appreciate all this exceptional family home has to offer.

- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Bedroom 1/Living Room, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, 3 Double Bedrooms (one of which has an Ensuite Shower Room), Family Bathroom.
- Roofspace partially floored accessible via slingsby ladder.
- Oil Fired Central Heating. PVC Double Glazing.
- Gardens to front and rear laid in lawns with a selection of plants and shrubs with timber fencing to boundaries.
- Two useful Timber Sheds to the rear





# Floorplan



Approximate total area<sup>(1)</sup>

1523 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(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.

GIRAFFE 360







# **Energy Performance Certificate**

TBD

## **Viewing:**

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

## **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/ukxi/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.

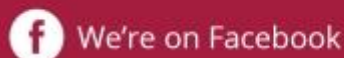
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## **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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