

2 Mountain Close, Killeavy, BT35 8WF



Guide Price £269,950

Excellent Three Bedroom Family Home with Stunning Countryside Views

Situated in a delightful setting with beautiful views over the surrounding countryside, this excellent three bedroom family home offers spacious and well presented accommodation throughout.

The ground floor comprises a welcoming entrance hall with tiled flooring. A bright and comfortable lounge, and an impressive open plan kitchen/dining area that flows seamlessly into a sunroom, creating an ideal space for modern family living and entertaining. A utility room and separate W.C. completes the ground floor accommodation.

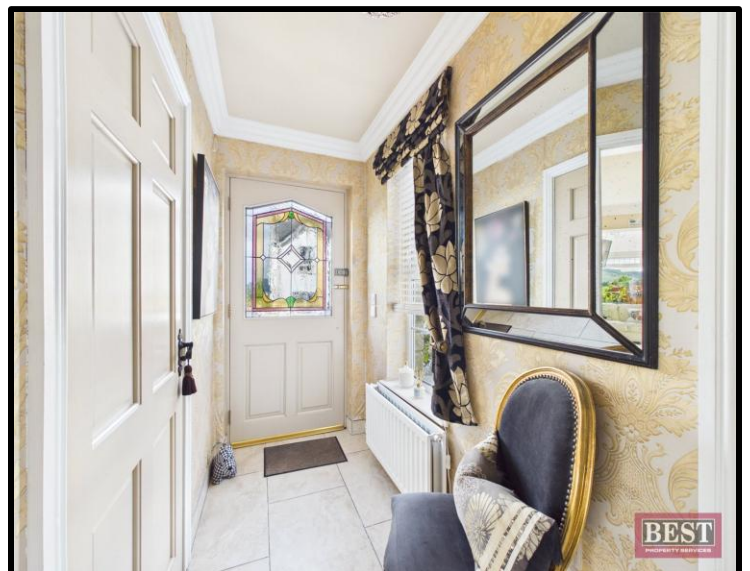
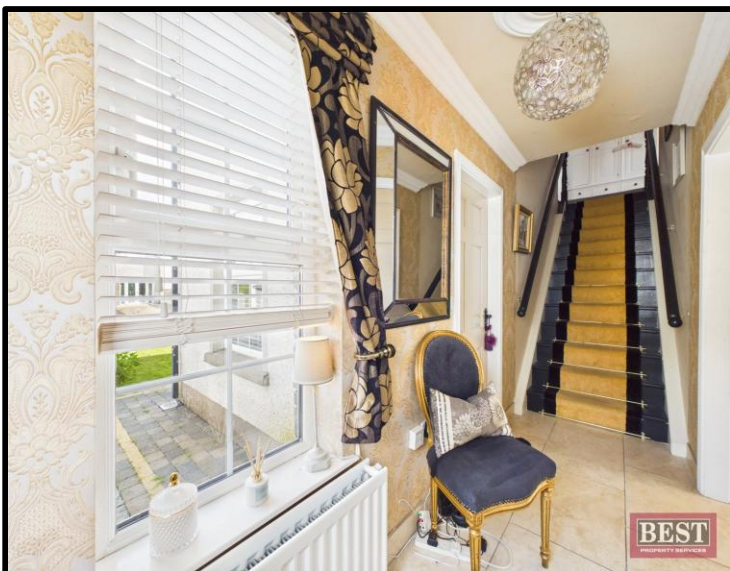
On the first floor, the property benefits from three generously proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a well appointed family bathroom and landing area.

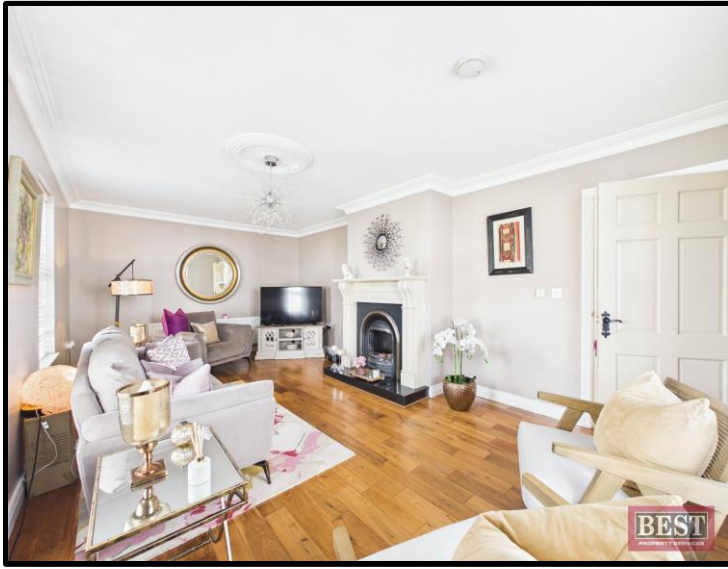
Additional features include dual central heating and PVC double glazing throughout.

Externally, the property enjoys gardens to the front, side and rear, all laid in lawn, with a patio area to the side providing an excellent space for outdoor dining and relaxation. A useful storage shed is also located to the side of the property.

This attractive home combines spacious accommodation, excellent outdoor space and picturesque countryside views, making it an ideal choice for families seeking a comfortable home in a peaceful setting.

- EXCELLENT THREE BEDROOM FAMILY HOME FOR SALE WITH BEAUTIFUL VIEWS OVER THE SURROUNDING COUNTRYSIDE.
- Entrance Hall, Lounge, Open Plan Kitchen/Dining Area leading to Sunroom, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Three generous sized bedrooms (one of which has an Ensuite Shower Room), Family Bathroom.
- Dual Central Heating. Pvc Double Glazing. Wiring for an intruder alarm.
- Gardens to the front, side and rear laid in lawns with patio area to the side. Two outside taps.
- Storage shed to the side.





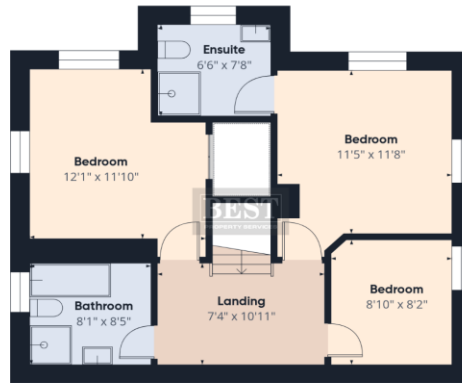




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
1282 ft²

(1) Excluding balconies and terraces

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
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

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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.

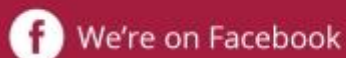
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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