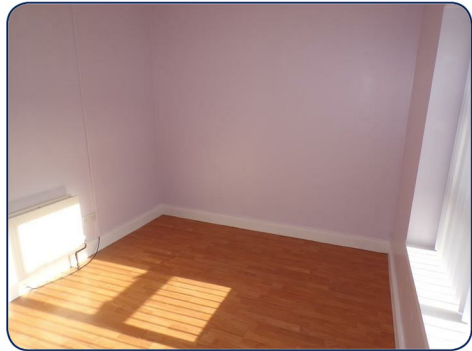


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

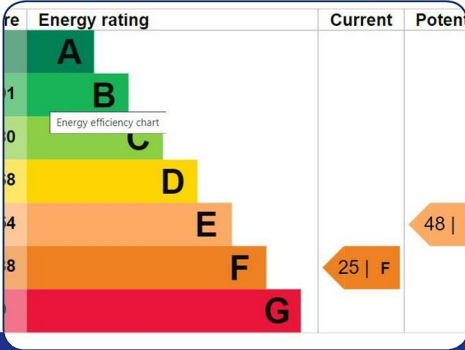
£175,000

FOR SALE



1 Ballybogie Road, Ardmore, BT47 3RE

- DETACHED BUNGALOW
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DETACHED GARAGE
- SEPARATE ACCESS TO SITE WHICH PREVIOUSLY HAD PLANNING PERMISSION BUT PRESENTLY EXPIRED
- MAP AVAILABLE
- EPC RATING - F



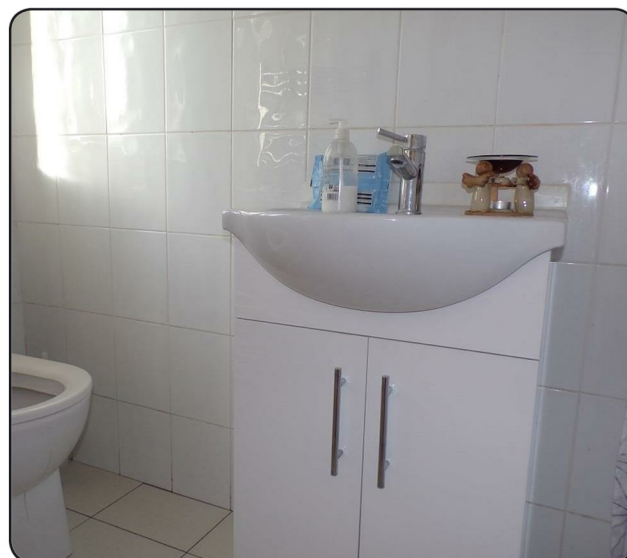
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
  2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
  3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
  4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
  5. Any areas, measurements or distances referred to herein are approximate only.
  6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
  7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
  8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



## ACCOMMODATION

### HALLWAY

Having hotpress and tiled floor.

### LOUNGE

22'3" x 9'8" (6.78m x 2.95m)

Having fireplace, ceiling cornicing, semi solid wooden floor, double doors leading to Sunroom.

### SUNROOM

15'7" x 11' (4.75m x 3.35m)

Having semi solid wooden floor.

### KITCHEN

16' x 9'7" (4.88m x 2.92m)

Having range of eye and low level units, single drainer stainless steel sink unit, wired for cooker, plumbed for washing machine, dining space, tiled floor.

### BATHROOM

Comprising bath, whb and wc, 1/2 tiled walls, tiled floor.

### HALLWAY

Having laminated wooden floor.

### MASTER BEDROOM

12' x 11'4" (3.66m x 3.45m)

Having built in wardrobes with cupboards over, laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc, tiled walls and floor.

### BEDROOM 2

11'2" x 9'3" (3.40m x 2.82m)

Having built in wardrobe and laminated wooden floor.

### BEDROOM 3

12'10" x 9'2" (3.91m x 2.79m)

Having built in wardrobe and laminated wooden floor.

### BEDROOM 4

9'6" x 9'3" wp (2.90m x 2.82m wp)

Having laminated wooden floor.

### EXTERIOR FEATURES

DETACHED GARAGE Having roller door, light and power points.

Gravel driveway to front and side.

Walled to front with entrance pillars.

### ESTIMATED ANNUAL RATES

£1149.96 (FEB 2021)

SEPARATE ACCESS TO SITE WHICH PREVIOUSLY HAD PLANNING PERMISSION BUT PRESENT EXPIRED.  
MAP AVAILABLE

