



29 Tamnaharry Hill

, Mayobridge, BT34 2EY

**Offers Over £300,000**



# 29 Tamnaharry Hill, Mayobridge, BT34 2EY

This picturesque detached family home is situated on a level site offering excellent views of surrounding countryside providing a serene backdrop to everyday life.

As you step inside you are greeted by a warm and inviting family room complete with open fire. The kitchen includes ample dining space and separate utility room. With three spacious bedrooms there is ample space to accommodate family and guests comfortably.

This home is equipped with oil fired central heating, double glazed window frames ensuring comfort and efficiency all year round.

Outside a sweeping driveway leads to ample parking while a detached garage offers versatility for a variety of uses whether its storage, workshop or potential conversion subject to necessary permissions. The mature and private gardens spanning approximately 0.8 acres are landscaped and laid in lawns and shrubs offering a tranquil oasis to explore and enjoy. This outdoor space provides endless possibilities for relaxation and recreation.



### Entrance Hall

18'4" x 14'1" (5.6m x 4.3m)  
Carpet flooring. Access to:

### Reception Room

16'4" x 18'0" (5.0m x 5.5m)  
Feature fireplace. Carpet flooring.

### Kitchen / Dining Room

18'4" x 19'8" (5.6m x 6.0m)  
Range of high and low level units, double oven, ceramic hob, extractor fan above. Single drainer stainless steel one and a half bowl sink unit with mixer taps. Glazed access door to side and superb countryside views to the rear. Ceramic tiled flooring.

Utility Room: 3.5m x 1.7m -  
Range of low level units, plumbed for washing machine and tumble dryer, ceramic tiled floor. Access door to kitchen.

W.C: 1m x 1m



### Bedroom 1

11'9" x 15'8" (3.6m x 4.8m)  
Carpet flooring. Front aspect.

### Bedroom 2

14'9" x 11'5" (4.5m x 3.5m)  
Solid wood flooring. Rear aspect.

### Bedroom 3

16'0" x 11'5" (4.9m x 3.5m)  
Carpet flooring. Rear aspect.

### Family Bathroom

6'10" x 8'6" (2.1m x 2.6m)  
Recently installed white suite comprising pedestal wash hand basin with chrome mixer taps, free standing bath with mixer taps and separate shower including built-in Mira Sport electric shower unit. Fully tiled walls and flooring.

### Detached Garage

16'4" x 19'8" (5m x 6m)  
Rollar door.

Light and power.

### Externally

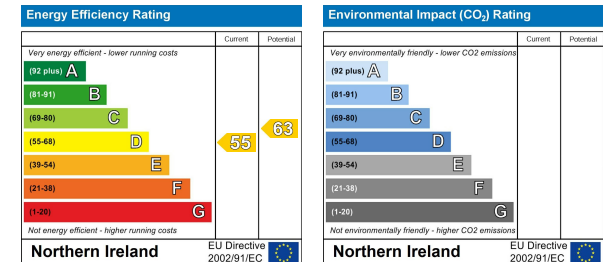
Front:  
Gardens of approximately 0.8 acres. Sweeping driveway laid in tar with ample parking. Mature rear gardens laid in lawn with mature trees. S

Rear:  
Shrubs and flowerbeds, mature trees and plants. Superb views across countryside. Excellent degree of privacy. Oil pvc storage tank. Detached garage. Detached boiler house.

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.