

## **BALLYNAHINCH BRANCH**

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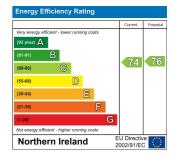






10-12 BISHOPS COURT ROAD

Kilclief, Strangford BT30 **7NU** 



# 10-12 Bishops Court Road

## , Kilclief, Strangford, BT30 7NU









#### The Cottage School House, 10 Bishopscourt Road

Cottage has solar panels.

#### **Entrance Hall**

Wooden stable door to entrance hall with Chinese slate flooring.

#### **Living Room**

15'8 x 14'02 (4.78m x 4.32m)

Chinese slate flooring. Multi fuel stove on raised hearth. Door to front. Door to Kitchen/dining area.

#### Kitchen/Dining area

15'8 x 14'02 (4.78m x 4.32m)

High and low level units with sink unit. Integrated oven and hob with extractor. Integrated fridge. Breakfast bar. Tiled floor. Double doors to patio area. Velux windows.

#### **Bedroom**

10'08 x 10'05 (3.25m x 3.18m) Front facing. Door to:

rain shower over, wash hand basin, low flush Tiled flooring. Part tiled walls. Towel radiator. w.c. Chinese slate tiled floor. Door to:

#### **Utility Room**

6'05 x 5'02 (1.96m x 1.57m)

Recess for washing machine. Chinese slate flooring

#### The School House, 12 Bishopscourt Road

Underfloor heating on ground floor.

#### **Entrance Hall**

Double door to: Tiled floor.

#### **Living Room/Dining**

16'0 x 14'09 (4.88m x 4.50m)

Open tread staircase to first floor. Multi fuel stove on raised hearth. Patio door to rear garden.

#### Kitchen

7'10 x 7'01 (2.39m x 2.16m)

Low level units with 11/2 stainless steel sink unit. Recess for oven and fridge freezer. Tiled C74 at splashback. Tiled flooring.

#### **Bathroom**

7'05 x 7'05 (2.26m x 2.26m)

White panelled bath with shower over, low Walk in shower cubicle with wall shower and flush w.c., and pedestal wash hand basin.

#### First floor bedroom

25'07 x 14'04 (7.80m x 4.37m)

Views to side and rear. Wooden flooring.

#### Garage

18'10 x 12'02 (5.74m x 3.71m)

Currently used as a workshop and utility area.

#### Room accessed via outside steps

14'10 x 12'02 (4.52m x 3.71m)

Ideal for work from home space or workshop.

Ample parking to the front with access to beautiful mature gardens with shrubs and trees along with 2 paved seating areas, raised decked area with pergola and stoned areas.

#### No 10 Epc

2453-1945-1710-7122-7159

#### No 12 Epc

2753-1201-1788-1671-1729



#### **Directions**













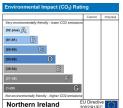




#### **Floor Plan**

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