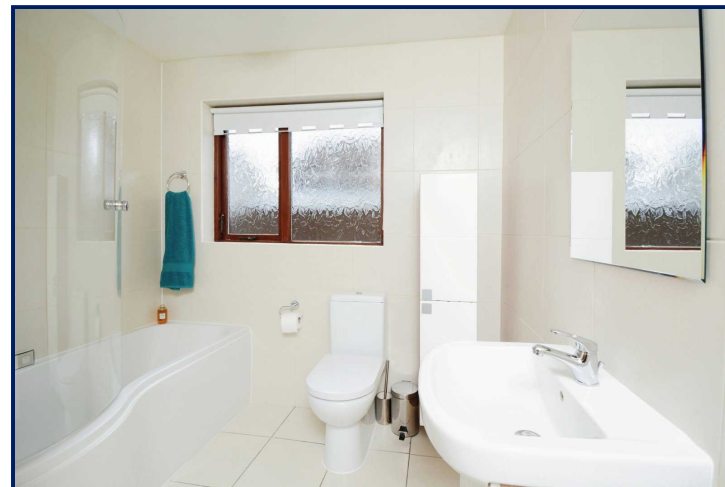
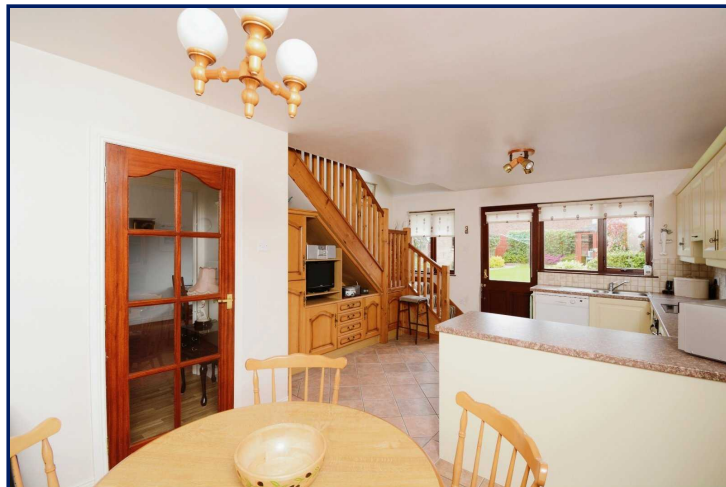




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Magheraconluce Road, Annahilt,
Hillsborough, County Down, BT26

Asking Price: £225,000
Freehold

Reeds Rains

reedsrains.co.uk

Magheraconluce Road, Annahilt, Hillsborough, County Down, BT26

Asking Price: £225,000 Freehold

Council Tax Band:

EPC Rating: D

A truly delightful and most highly presented semi-detached chalet bungalow with a flexible layout within, pleasantly situated just off the Magheraconluce Road, Annahilt. Convenient via road to Ballynahinch, Hillsborough and Dromara as well as approximately 15 mins to Lisburn City Centre.

Reception Hall

Laminate flooring, built-in hot press.

Lounge

17'11" x 10'5" (5.46m x 3.18m)

Feature fireplace, laminate flooring.

Bedroom 3

13'10" x 9'10" (4.22m x 3m)

Laminate flooring

Bedroom 4/ Dining Room

14'11" x 9'9" (4.55m x 2.97m)

Currently laid out as dining room.

Family Bathroom Suite

Panelled bath, wash hand basin, low level WC, shower cubicle

Kitchen/ Dining

19' x 14'8" (5.8m x 4.47m)

Extensive range of high and low level units, single drainer stainless steel sink unit, built-in ceramic oh and electric oven, open to dining area, stairs to first floor.

Landing

Bedroom 2

20'1"x 14'8" (6.12mx 4.47m)

Laminate flooring, velux.

Bedroom 1

18'8" x 9'10" (5.7m x 3m)

Laminate flooring.

En-Suite Shower

Separate shower cubicle, wash hand basin, low level WC, controlled shower unit.

Detached Garage

21'6" x 11'5" (6.55m x 3.48m)

Oil fired boiler, plumbed for washing machine, up and over door.

Summer House and Outside shed.

Large Front and Rear Gardens

Front in neat lawns, enclosed to rear with a Southerly facing aspect, well manicured lawns, and flower beds, outside pond and fountain.

Driveway/ Car parking Areas

Large driveway/ car parking spaces, laid in tarmac.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

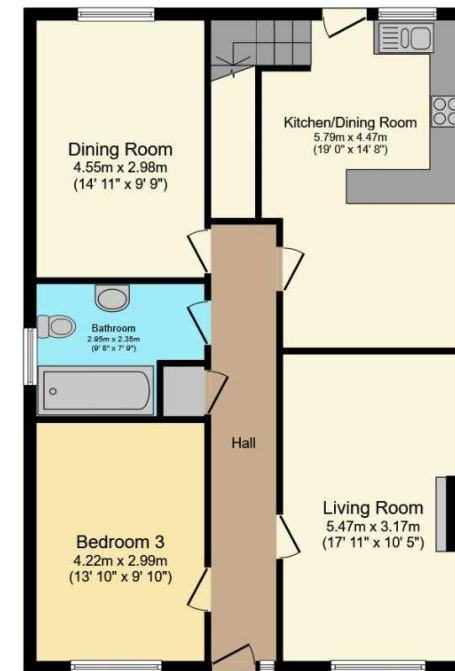
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

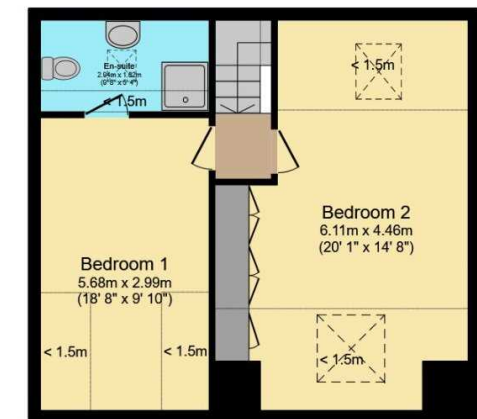
Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 119.4 m² (1,285 sq.ft.) approx

Restricted height 18.1 m² (195 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Other important information which you will need to know about this property can be found at reedsrains.co.uk