

**The Lake House, 9b Aghnagon Road, Mayobridge,
County Down, BT34 2JG**



Asking Price £595,000

Offering new to the market this property has it all... a perfect set-up for a growing or established family, The Vendors have created a home that any family would be proud of - with a show house finish and impeccable attention to detail with immaculate decor on a generous site! With no less than 2 reception rooms and 6 well-proportioned bedrooms every member of the family should be more than catered for. The generous and flexible accommodation is likely to be utilised in many different ways throughout your years of happy ownership. This is a great opportunity to acquire a family home in a peaceful but accessible countryside location finished with style and class overlooking Derryleckagh Lake!

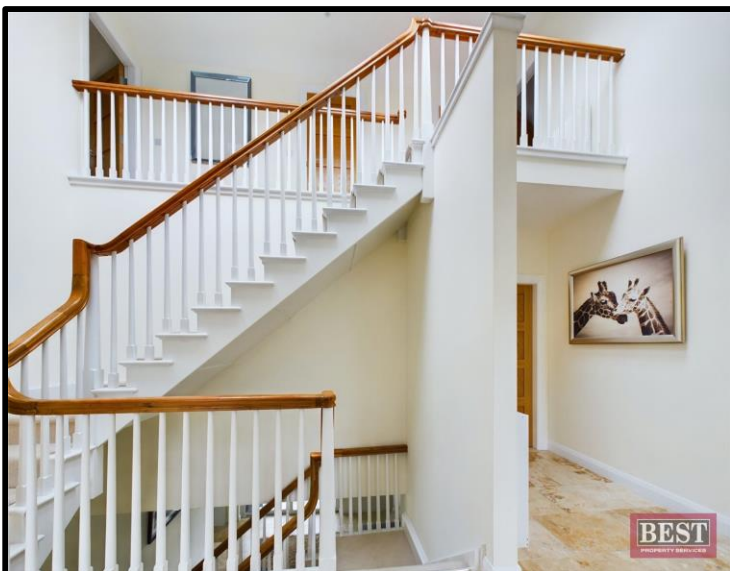
The property includes a welcoming entrance hall with the lounge located to the front of the house which has a fireplace and open fire. The large open plan living/kitchen/dining room with views to the front side and rear of the property with plenty of space for a family sized dining table and benefits bifolding doors that lead to the balcony. There is a fireplace in the living room and double doors open to the dining room. The dining room is adjacent to the living room and has a fireplace surround with sliding doors to the balcony. The kitchen benefits from stunning views over the lake and surrounding countryside and includes a full range of kitchen units and electrical appliances and the rear hallway leads to the utility room and separate w.c.

On the first floor you will find two double bedrooms and a fully tiled family bathroom.

On the lower level there is seating area with sliding doors leading to the rear garden. The main bedroom has carpet flooring with an open plan ensuite. A further three bedrooms are located on this level along with a fully fitted family bathroom.

Hedging to boundaries and gated access, large driveway to the front with gardens laid in lawn. There is a large, detached garage to the front of the property.

- STUNNING FAMILY HOME OVERLOOKING DERRYLECKAGH LAKE
- Entrance Level Accommodation. Entrance Hall, Living Room, Open Plan Kitchen/Dining/Family Room, Dining Room, Laundry Room, Separate W.C.
- First Floor Accommodation: Two Double Bedrooms, Bathroom, Store Room.
- Ground Floor Accommodation: Living Area, Four Bedrooms, Dressing Room, Ensuite Shower Area, Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Detached Garage. Outside W.C.
- Gardens laid in lawn to the front, side and rear.
- Electronically controlled gates.





Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

3781.36 ft²

Reduced headroom

121.2 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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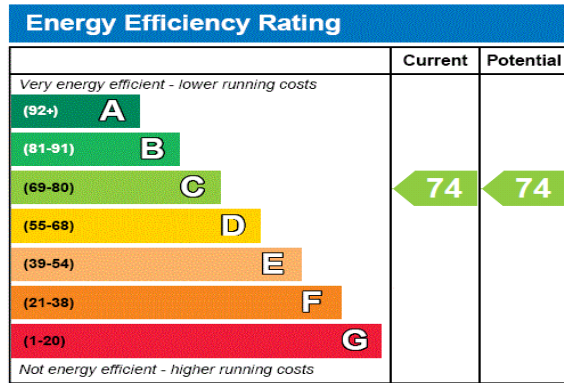








Energy Performance Certificate



Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

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.

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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.

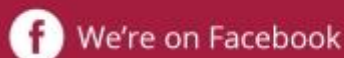
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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