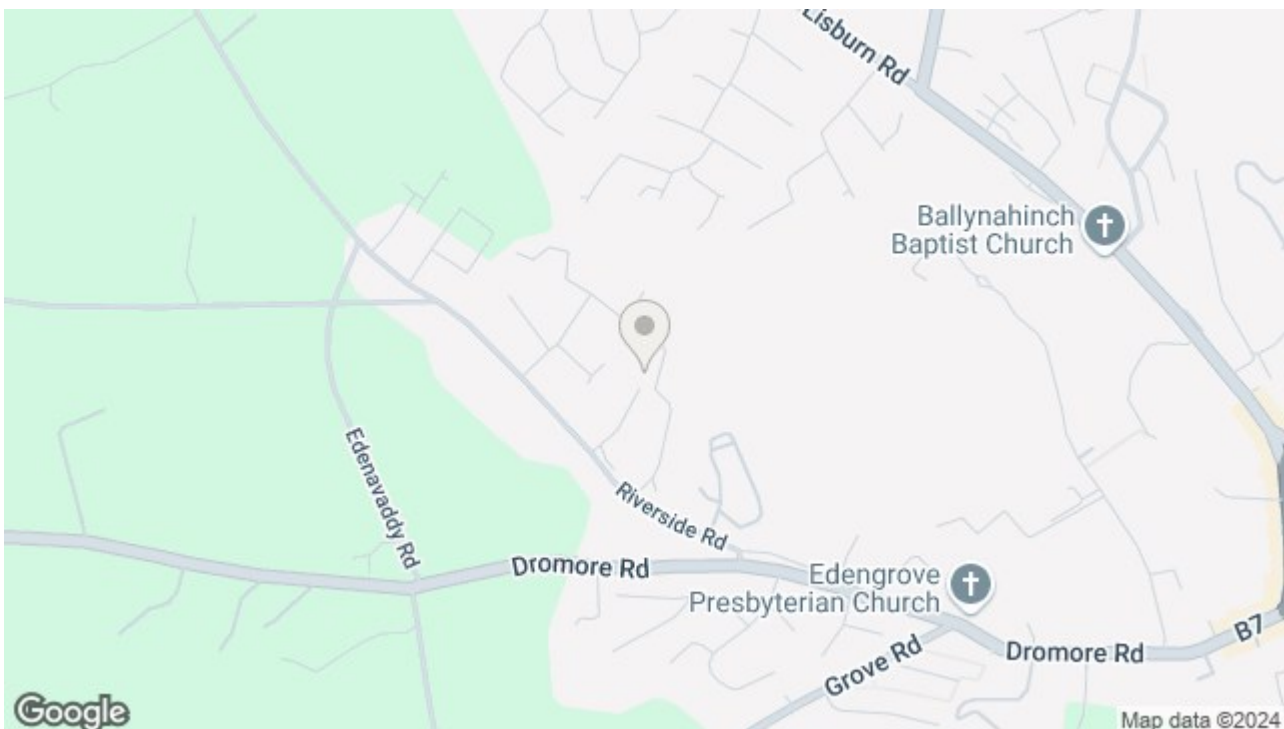




LIVADIA, 3 CLANWILLIAMS COTTAGES, BALLYNAHINCH, DOWN, BT24 8XN



OFFERS AROUND £265,000

We are pleased to present this exceptionally spacious extended detached family home, located in the Clanwilliams Cottages development in Ballynahinch. This well presented bungalow has been beautifully maintained and enhanced, with many "out of the ordinary" features which has left the property ready to move into, which is sure to appeal to many prospective purchasers. The property comprises living room, three bedrooms, master bedroom ensuite, family room/ bedroom four, kitchen/dining area, utility room, bespoke and hand built conservatory, family bathroom and garage. Externally this home provides beautifully landscaped gardens with many added extras, driveway with ample parking facilities and sheltered patio area. An early inspection comes highly recommended in order to truly appreciate the potential this fantastic family home has to offer. The cottage has 16 operational solar panels to the rear (that are owned outright) which drastically reduce the electricity costs - approximate daily average is £2.97. The property also benefits from a recently installed Warmflow boiler.



At a glance:

- Three/ Four bedrooms
- Kitchen/ dining area
- Family bathroom
- Garage
- Bespoke Conservatory
- Living room
- Ensuite
- 16 Operational solar panels
- Landscaped gardens
- Beautifully presented

Entrance porch

Pvc glazed front door to entrance porch with tiled floor

Entrance hall

Wooden door to entrance hall with tiled floor and hotpress.

Living room

16'9" x 13'8"

Large front facing living room. Fireplace with open fire, polished granite hearth and wooden beam mantle.

Kitchen/ dining area

19'1" x 18'6"

A range of high and low level units including display shelving, double stainless steel sink unit with single drainer, integrated dish washer and extractor fan, recess for oven and fridge freezer. Tiled floor and splash area.

Two feature vaulted ceiling windows.

Utility room

11'9" x 6'1"

A range of high and low level units including stainless steel sink unit with single drainer and recess for washing machine and tumble dryer. Pvc door to rear. Tiled floor and splash area.

Master bedroom

13'9" x 10'6"

Front facing room with ensuite.

Ensuite

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and pvc marble effect panelled walls.

Bathroom

13'7" x 6'0"

Suite comprising low flush w.c, wash hand basin and wood panel bath with overhead shower attachment. Tiled floor and pvc marble effect panelled walls.

Bedroom two

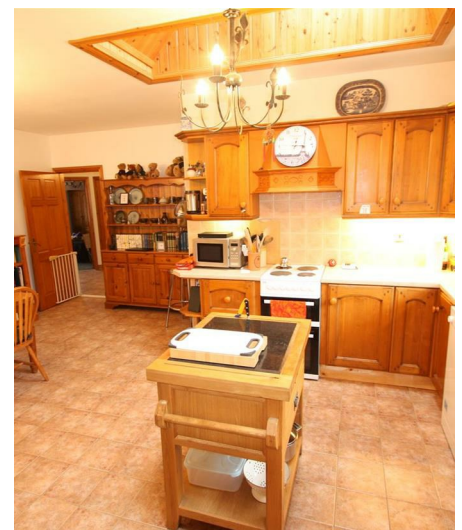
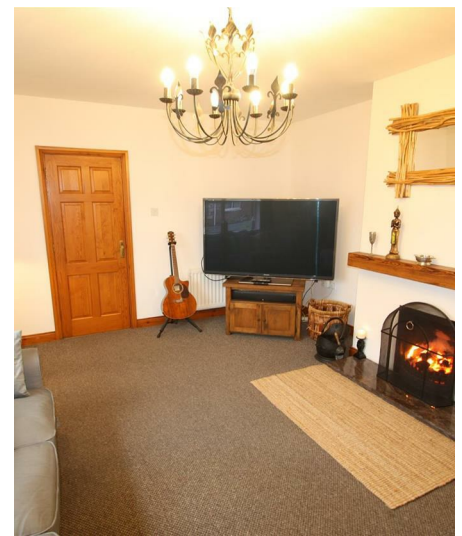
12'9" x 11'5"

Rear facing bedroom.

Bedroom three/ sitting room

10'11" x 8'11"

Sliding patio doors through to:



Conservatory

Bespoke and hand built conservatory made from reclaimed 1850s pine with full ceiling to floor windows and velux windows. Tiled floor and wooden glazed door to rear patio.

Bedroom four

12'11" x 11'9"

Large bedroom with views to the side.

Integrated garage

12'11" x 6'0"

Half garage with up and over door. Power and light.

Outside

To the front of the property is a large tarmac parking area and a feature garden with a wide array of mature plantings, shrubs, pebbled beds and a rockery.

To the rear there is a large patio area, brick boiler house, raised stone beds with feature stone wall, pond and railway sleepers. The property has access to the front round either side of the property.

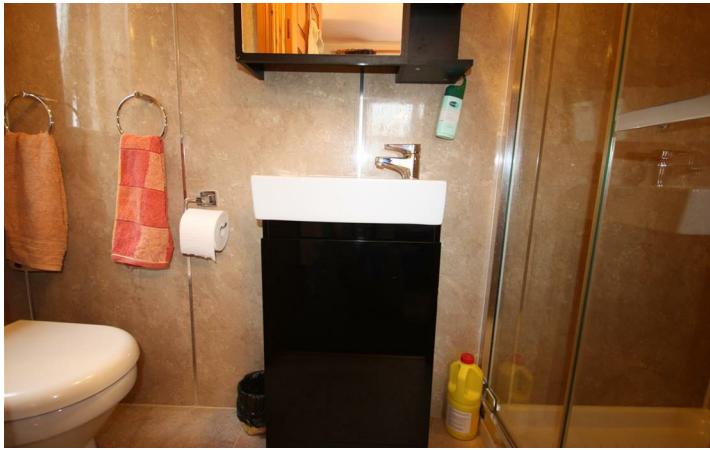
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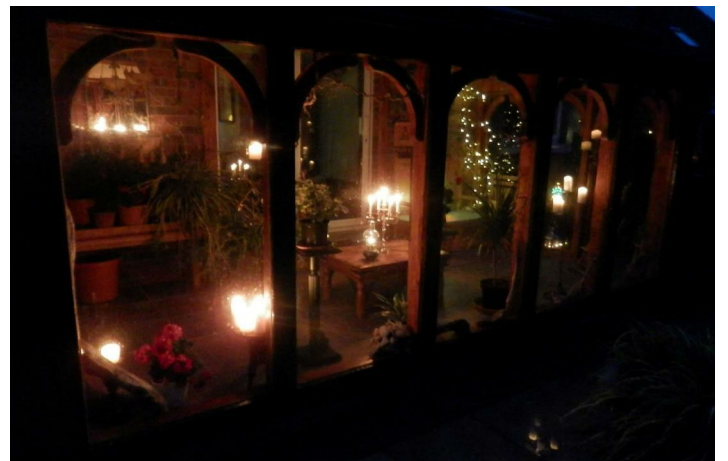
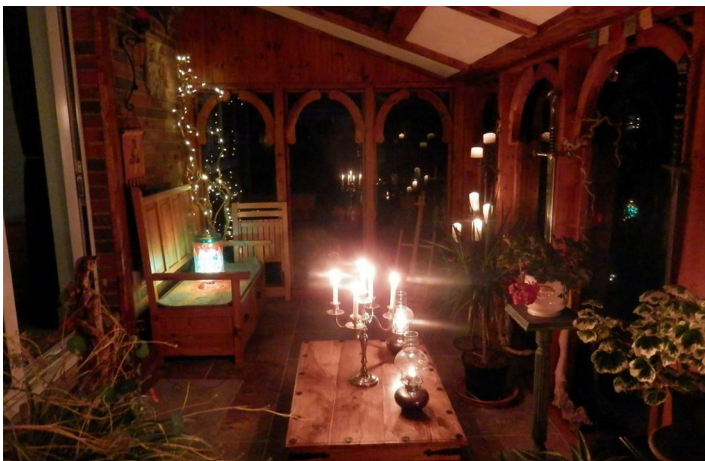






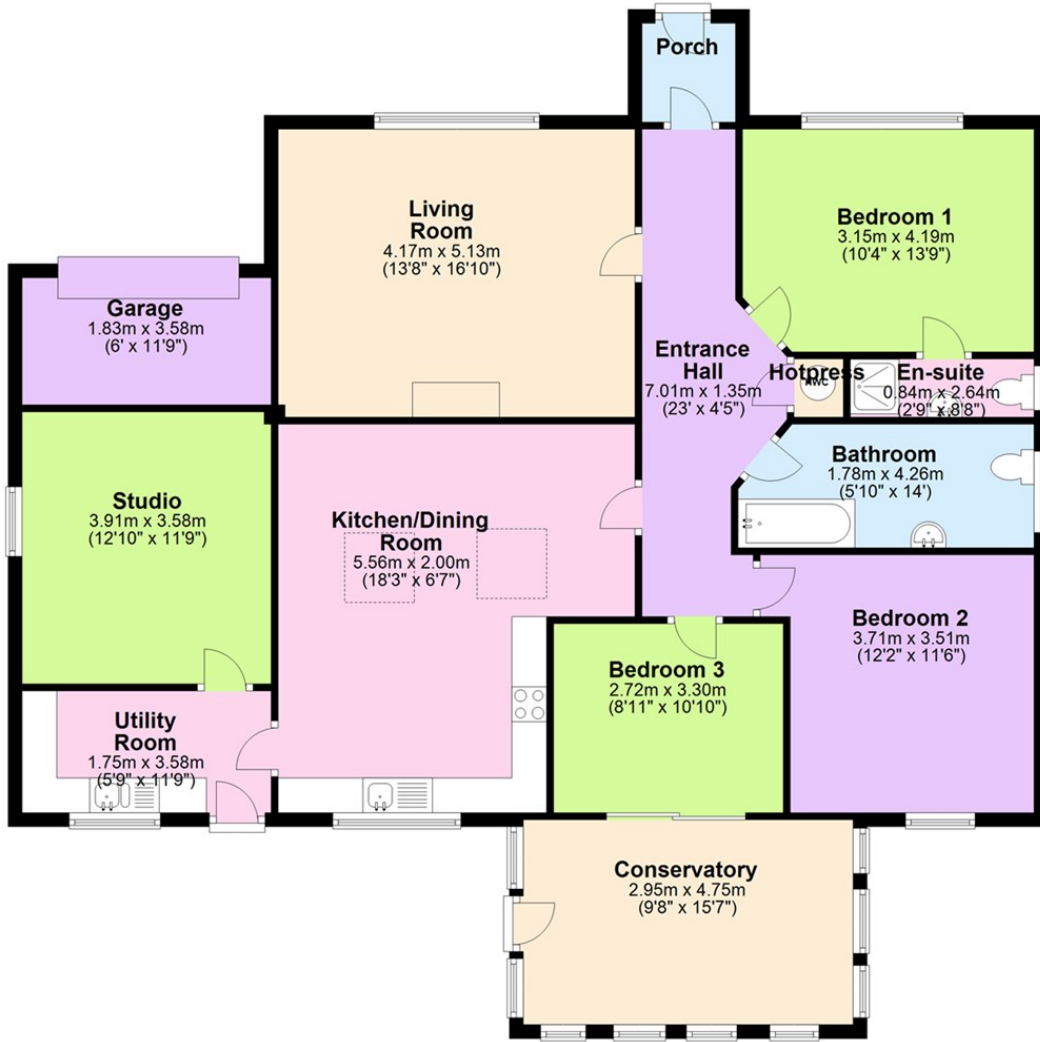






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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