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79 CAMBRAI HEIGHTS

Waringstown BT66 7PZ



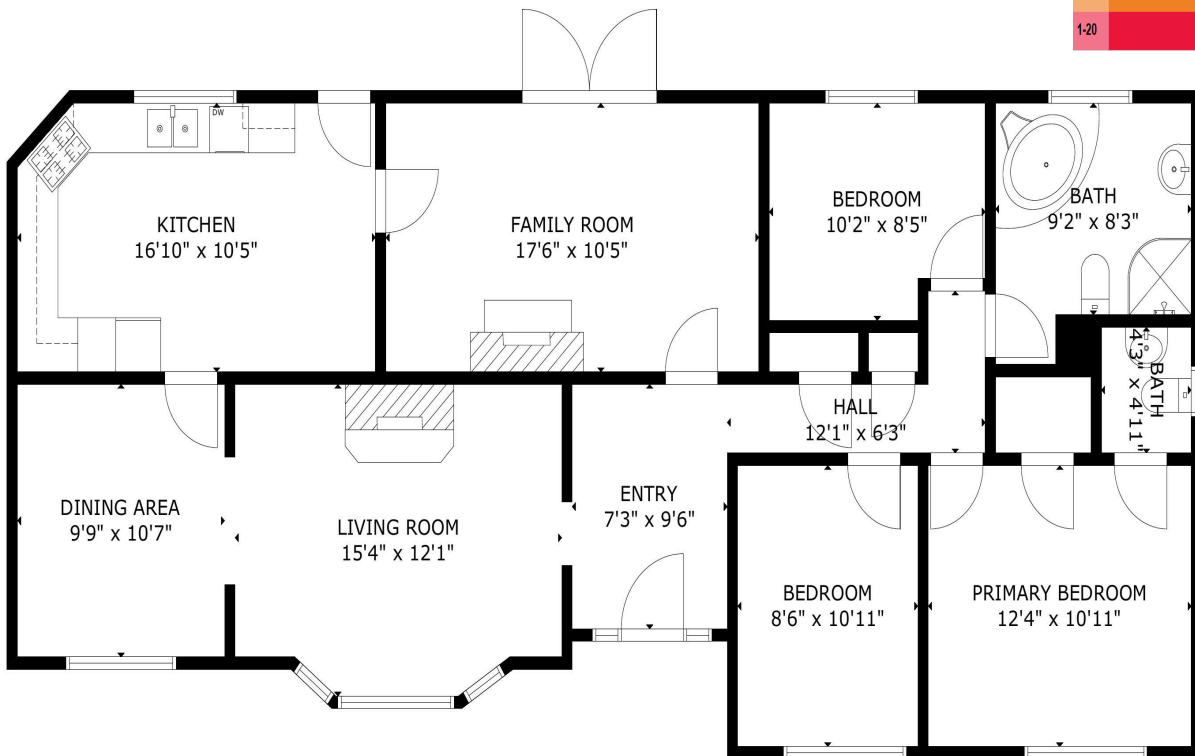
Offers around
£225,000







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	22 F	
1-20	G		



GROSS INTERNAL AREA
 TOTAL: 1,260 sq ft
 GROUND FLOOR: 1,260 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Description

This very elegant detached bungalow enjoys a prime end of cul-de-sac position, nestling within a much admired development of exclusive homes, positioned on the edge of Waringstown's pretty and historic cricketing village, famous for its Cricket Lawns, its fine Jacobean Mansion House and its highly respected primary school.

The property is beautifully presented and neatly maintained through out and will instant appeal to a wide range of potential purchasers seeking an attractive bungalow with flexible accommodation, in an exclusive residential location. Viewing a must!

Features:-

- A very elegant detached bungalow with garage and utility room
- Three spacious bedrooms, master bedroom with an ensuite including a WC and Wash hand basin
- Bright entrance hallway with a PVC front door and double glazed side lights
- Lounge with feature bow window and an elegant marble fireplace, open plan to...
- Dining room with connecting door to the kitchen
- Separate family room to the rear with an elegant marble fireplace and patio doors to the rear garden. Connecting door the the kitchen
- Beautifully fitted white kitchen with ample high and low level units with a corner cooking area including a built in oven and inset hob with extractor fan above, space for a fridge/freezer, fitted kitchen table and additional units including a glazed display cabinet
- Garage to the side with a up and over garage doors, separate service door and a separate Utility to the rear
- PVC double glazed windows
- Oil fired central heating
- Gravel driveway to the front and side
- Neat and meticulous gardens to the front and rear with conifer hedging and spacious patio area
- Viewing a must!



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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.