



86C ANNACLOY ROAD, ANNACLOY, DOWNPATRICK, DOWN, BT30 9AJ



OFFERS AROUND £315,000

We are pleased to bring to market this excellent detached family home offering bright and spacious accommodation. The well presented accommodation comprises of four bedrooms (master with ensuite), contemporary family bathroom, spacious well fitted kitchen with dining area, open plan through to sun room and separate living room with feature wood burning stove and downstairs cloakroom. The property also benefits from a detached garage with utility and w/c facilities, games room/office. with gardens laid in lawn to the front and rear and ample space for parking. Annacloy is served by excellent public transport facilitating access to outstanding schools including a fine local primary school as well as quality schools in both Downpatrick and Ballynahinch. We would recommend early viewing.



At a glance:

- Detached Family Home
- Four Bedrooms (master ensuite)
- Kitchen / Dining / Sunroom
- Downstairs W/C
- Games Room / Office
- Well Presented Throughout
- Contemporary Family Bathroom
- Living Room with wood burning stove
- Detached Garage with utility and w/c facilities
- Popular and Convenient Location

Entrance Hall

18'0" x 7'0"

PVC glazed front door with side panel window into bright and spacious entrance hall with tiled floor.

Living Room

18'0" x 13'2"

Bright living room with wood burning stove on slate hearth and feature wooden mantle. Wooden flooring.

Kitchen/Dining Room

12'3" x 20'6"

Range of high and low rise units with stainless steel sink and drainer and tiled splash back; gas hob with overhead extractor fan and double electric oven. Recess for dishwasher and space for American style fridge/freezer. Breakfast bar area. Tiled floor. Space for dining - open plan through to sunroom. Door to rear.

Sun Room

Sliding double doors to rear garden and paved patio area. Tiled floor.

WC

6'7" x 2'5"

White suite encompassing low flush W/C and wash hand basin with tiled splash and floor.

Landing

20'4" x 8'8"

Window to side. Access to hot press.

Bedroom 1

11'7" x 11'8"

Rear facing.

En-suite

4'3" x 7'11"

Newly fitted white suite encompassing low flush W/C, vanity wash hand unit and shower. Tiled floor and walls.

Bedroom 2

12'4" x 7'11"

Side facing.

Bedroom 3

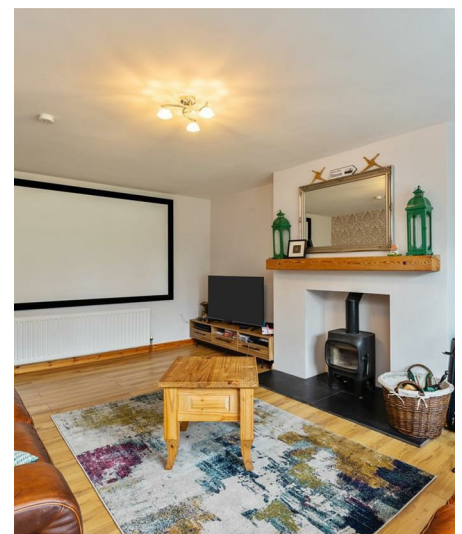
14'7" x 12'2"

Front facing.

Bathroom

9'11" x 8'2"

Newly fitted white suite encompassing low flush W/C, double vanity wash hand unit and walk in shower. Tiled floor and feature tiled walls.



Bedroom 4

12'4" x 8'2"

Rear facing.

Garage/ Utility Room/ Gym

18'2" x 10'2"

Garage with utility area with stainless steel sink and drainer and w/c facilities.

WC

5'3" x 2'9"

Low flush w/c and wash hand basin.

Games Room/ Office

19'7" x 16'4"

Two windows to front, window to rear, door. Wooden flooring.

Outside

To the front - approached via tarmaced driveway and ample space for parking and garden laid in lawn. To the rear - paved patio area ideal for outside entertaining and garden laid in lawn.
















| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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Redress
Scheme

OFT
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