

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£179,950

**FOR SALE**



**17 Ardfada, Ardmore, BT47 3WH**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:**

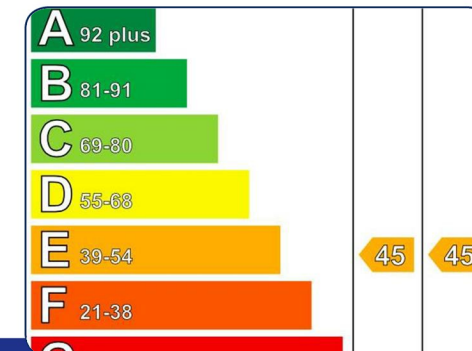
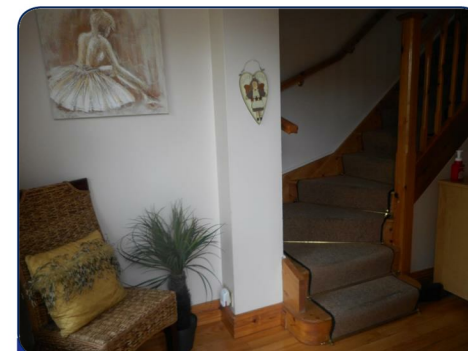


- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT AND BACK DOORS
- TARMAC DRIVEWAY
- SECURITY SYSTEM INSTALLED
- BLINDS INCLUDED IN SALE
- EPC RATING E

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## ACCOMMODATION

### HALL

Having semi-solid wooden floor, understair storage cupboard, double doors to lounge.

### LOUNGE

17'8" (into bay) x 15'6" (5.38m (into bay) x 4.72m )

Having attractive fireplace with matching mirror over mantle, semi-solid wooden floor, double doors to kitchen/dining.

### KITCHEN/DINING

26'5" x 14'7" (to widest points) (8.05m x 4.45m (to widest points))

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric oven, stainless steel extractor hood, glazed display cupboards, integrated fridge/freezer, tiling between units, tiled floor to kitchen area. Dining area having semi-solid wooden floor, recessed ceiling lighting, open plan to Sun Room.

### SUNROOM

11' x 10'3" (3.35m x 3.12m)

Having semi-solid wooden floor, french doors leading to side.

### UTILITY ROOM

8' x 7'6" (2.44m x 2.29m )

Sink unit plumbed for automatic washing machine, tiled floor. WC off.

### DOWNSTAIRS TOILET

Having WC, WHB, tiled floor.

### FIRST FLOOR

#### LANDING

Having walk in hotpress

#### MASTER BEDROOM

14'8" x 13'11" (4.47m x 4.24m)

Having wall to wall built in wardrobes, laminated wooden floor.

ENSUITE Comprising fully tiled walk in electric shower, WHB, WC, remaining walls 1/2 tiled, tiled floor.

#### BEDROOM (2)

12' x 10'4" ( 3.66m x 3.15m)

Having laminated wooden floor

#### BEDROOM (3)

13'1" x 11'4" (to widest points) (3.99m x 3.45m (to widest points) )

Having built in wardrobes, cupboards and headboards.

#### BEDROOM (4)

11'5" x 8'5" (3.48m x 2.57m)

Having laminated wooden floor

### BATHROOM

Comprising bath with telephone hand shower to taps, WHB, WC, walk in electric shower, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Enclosed to rear by fence and gate.

Paved patio area

Lawn to front and rear

Maturing scrubs

Stone wall to front with double entrance gates

