



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

127 Carrickmannon Road | Ballygowan. BT23 6JW
OFFERS AROUND £355,000





Offers Around £355,000

Detached

4 Bedrooms

3 Receptions



Property Features

- Well Presented Detached Family Home Set on Approx. 3 Acres
- Four Well Proportioned Bedrooms
- Principal Bedroom Benefitting from a Luxury Ensuite and Walk in Dressing Room
- Modern Fitted Kitchen open to Dining and Family Room
- Separate Cold Pantry with Freezer Space, Storage and Worktop Space and Load-Bearing Shelving
- Sunroom with Access to Rear Gardens
- Large Study/Home Office / Spare Bedroom with in-Built Wardrobes
- Family Playroom with Feature Fireplace
- Family Bathroom & Ground Floor Shower Room
- Separate Utility Room with Envirovent Extraction and Drying system
- Oil Fired Central Heating & Double Glazing Throughout
- Additional Detached Outbuilding/Workshop / 3-car Garage, with Strongroom and Loft Space
- Stable Block with 2 Loose-Boxes, and Large Hay, Feed, and Timber Log Store
- Attached garage with WC
- Additional Side Orchard, Ideal for Chickens and Polytunnel Vegetable Patch

Accommodation

Ground Floor

Porch
Inner Porch
Entrance Hall
Family Room
22'2" x 17'1"
Shower Room
Utility Room
Kitchen/Dining
22'10" x 9'6"
Pantry
Family Room
22'2" x 7'1"
Sun Room
11'1" x 9'6"

Ground Floor

Rear Porch
Study
14'5" x 9'8"
Master Bedroom
12'11" x 10'6"
Master Dressing Room
Master Ensuite Shower
First Floor
Bedroom Two
15'0" x 12'11"
Bedroom Three
17'8" x 9'9"
Bedroom Four
12'0" x 8'7"
Bathroom

Outside

Attached Garage
Detached Garage
nclosed Yard
2 x Loose Box Stables
Hay and Feed Store
3 Acre Stock Proofed Field
Rear and Side Garden Patio
Area



This beautifully presented detached property is set on a tranquil and private site extending to approx 3 acres with a picturesque rural outlook offering all the great attributes of countryside living whilst offering excellent convenience to local amenities and access to public transport links at Ballygowan Village. The property provides bright and spacious accommodation throughout and has been cleverly designed with an abundance of both bedroom and reception space to suit the needs of today's busy families.



Directions

Travelling south from Ballygowan, one mile past Carrickmannon Primary School, just before the turn to Darragh Cross, number 127 is on the right hand side, set well back from the road.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	51	56
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

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