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## 4 TAUGHRANE LODGE

Dollingstown BT66 7UH



Offers around  
**£299,950**

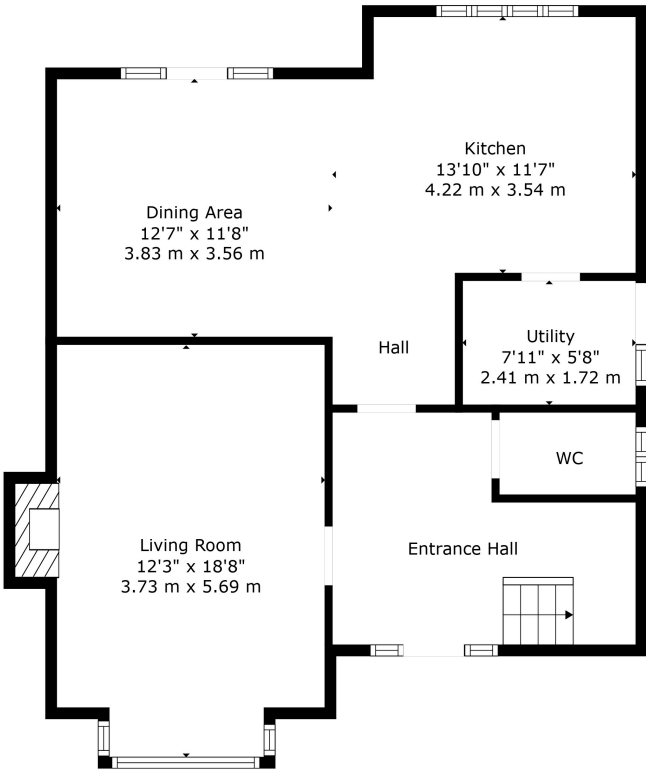




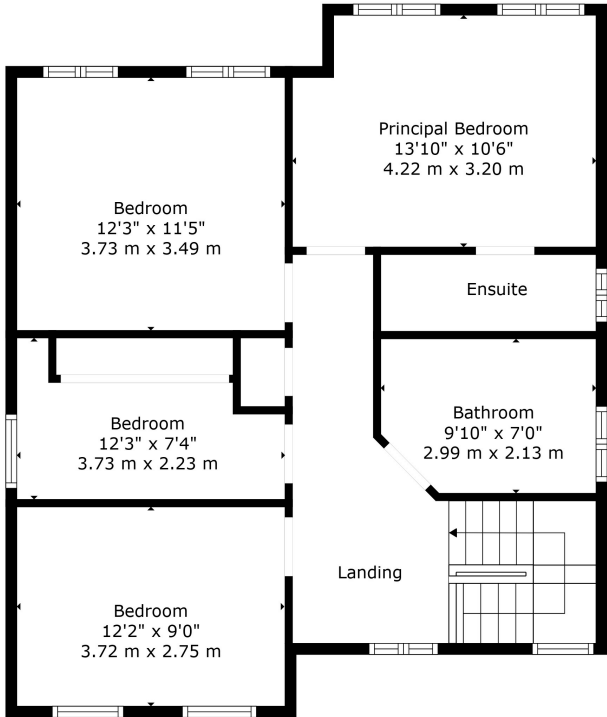




4 Taughrane Lodge, Dollingstown



Floor 1



Floor 2

**TOTAL: 1508 sq. ft, 140 m2**  
FLOOR 1: 763 sq. ft, 71 m2, FLOOR 2: 745 sq. ft, 69 m2  
EXCLUDED AREAS: FIREPLACE: 10 sq. ft, 1 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Description

This very desirable detached dwelling was built by the renowned builder Henry Price who has finished the property to an exceptional standard and quality of finish, including concreted first floor bison floors, attractive internal joinery to include an oak spindles staircase with oak newel posts and integrated LED lighting, oak panelled doors, brick paved pathways, driveway and patio areas, all complimented by a beautiful interior presentation which will immediately appeal to discerning purchasers seeking a quality four bedroom home in a highly respected residential location. Taughrane Lodge is convenient to local amenities including bus services and road networks to other provincial towns and cities. Viewing a must!

Features:-

- An exceptional detached dwelling extending to approximately 1,700 sq.ft with matching detached garage
- Four spacious bedrooms, master bedroom with ensuite shower room
- Bright and spacious entrance hallway with a feature spindled oak staircase to the first floor accommodation. Inset LED lighting. Feature landing window
- Downstairs cloak room with WC and wash hand basin
- Living room with a feature bay window and a stunning fireplace with an antique style inset with an open fire
- Open plan live-in style kitchen with dining area including a truly bespoke fitted hand painted kitchen with ample high and low level cabinetry with built in appliances including a built in oven, inset hob and extractor fan, built in fridge/freezer and built in dishwasher. Feature granite work surfaces and inset sink unit. Attractive door leading to the rear garden
- Separate utility room with fitted high and low level units with space for an automatic washing machine and space for a tumble dryer. Feature granite work surfaces and inset sink unit
- Bathroom on the first floor with a modern style suite including a bath, WC and wash hand basin and a separate shower cubicle
- Oil fired central heating
- PVC double glazed windows and external doors
- Brick paved driveway and parking areas, pathways and patio area to the rear. Neat lawns front and rear
- Concrete Bison floors to the first floor accommodation
- Oak panelled interior doors



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.

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