

Tim Martin
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**1 The Arches
Darragh Cross
BT30 9HD**

**Offers Around
£279,950**

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SUMMARY

A well presented detached family home, occupying a fabulous spacious site within this much sought after development in the heart of Darragh Cross and within close proximity of Saintfield, Ballygowan and Crossgar.

This beautiful home has been fitted with oil fired central heating and double glazing and boasts a superb layout that meets the needs of today's growing family. The ground floor comprises of a spacious lounge with open fire, modern fitted kitchen, which is open plan to a beautifully appointed living and dining area with wood burning stove and double patio doors leading out into the rear gardens and a downstairs WC. The first floor enjoys four excellent sized bedrooms with the principal bedroom benefiting from an en suite shower room and a family bathroom, fitted with a contemporary white suite.

Outside, a spacious driveway allows for ample parking and makes way to the integral garage which provides additional space for a utility area. The gardens to the front, side and rear are laid out in lawn and planted with a wonderful selection of shrubs and trees boasting colour all year round.

St. Caolan's primary school, convenience store and The Oaks pub and restaurant are all within walking distance whilst an excellent range of secondary schools in the Greater Belfast area are easily accessible. An excellent road network allows for a convenient commute to Downpatrick, Lisburn and Belfast.

FEATURES

- Well Presented Detached Family Home in This Much Sought After Residential Development
- Four Excellent Sized Bedrooms Including the Principal Bedroom with En Suite Shower Room
- Spacious Lounge with Open Fire
- Modern Fitted Kitchen Open Plan to a Living and Dining Area with Wood Burning Stove and Double Patio Doors Opening Out onto the Rear Gardens
- Downstairs WC and First Floor Bathroom Fitted with a Contemporary White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Spacious Driveway Leading to the Integral Garage with Utility Area
- Enclosed Rear Gardens Laid Out in Lawn
- Within Walking Distance of St. Caolan's Primary School, The Oaks Pub and Restaurant and Vivo Convenience Store
- Convenient Commuting Distance of Many Secondary Schools, Downpatrick and Belfast

Entrance Hall

Glazed wooden entrance door; tiled floor; telephone connection point.

WC

Modern white suite comprising close coupled wc; wall mounted wash hand basin with chrome taps; tiled floor; extractor fan.

Lounge 21'0 x 13'8 (6.40m x 4.17m)

Beautiful embossed cast iron fireplace with tiled inset and open fire; slate tiled hearth; pine fire surround; tv and telephone connection points.

Kitchen / Living / Dining Area 23'3 x 15'3 (7.09m x 4.65m)

Maximum Measurements

Excellent range of modern painted finish high and low level cupboards and drawers incorporating a 1½ tub stainless steel sink unit with mixer taps; integrated Belling electric oven with Belling 4 ring gas hob; concealed extractor fan over; space and plumbing for dishwasher; space for fridge/freezer; formica worktops; tiled splash back; tiled floor; cast iron wood burning stove on a granite hearth; glazed door to rear; glazed uPVC patio door to rear gardens; access to integral garage.

First Floor / Landing

Access to roofspace (via Slingsby type ladder - partially floored); hotpress with Heatrae Sadia hot water tank.

Bedroom 1 13'8 x 13'0 (4.17m x 3.96m)

Maximum Measurements

Wood laminate floor.

Bedroom 2 9'2 x 8'11 (2.79m x 2.72m)

Wood laminate floor.

Bedroom 3 11'9 x 9'9 (3.58m x 2.97m)

Wood laminate floor.

Principal Bedroom 13'0 x 11'9 (3.96m x 3.58m)

Wood laminate floor.

En Suite Shower Room 9'1 x 3'2 (2.77m x 0.97m)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; glass shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; part tiled walls; towel radiator; PVC tongue and groove ceiling; recessed spot lighting; extractor fan.

Bathroom 9'8 x 7'7 (2.95m x 2.31m)

Maximum Measurements

Stunning white suite comprising freestanding roll top bath on ball and claw feet with pillar mixer taps and shower head attachment; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; part tiled walls; PVC tongue and groove ceiling with recessed spot lighting; extractor fan; towel radiator.

Outside

Bitmac driveway leading to:-

Integral Garage 18'3 x 10'5 (5.56m x 3.18m)

Up and over door; rear access; light and power points; Riello oil fired boiler; space and plumbing for washing machine.

Gardens

Front gardens laid out in lawn and planted with mature hedging and shrubery; enclosed side and rear gardens laid out in lawns and planted with a wonderful selection of ornamental shrubs and trees providing fabulous colour all year round; raised vegetable beds; greenhouse; PVC oil storage tank; outside lights and water tap.

Tenure

Leasehold

Ground Rent

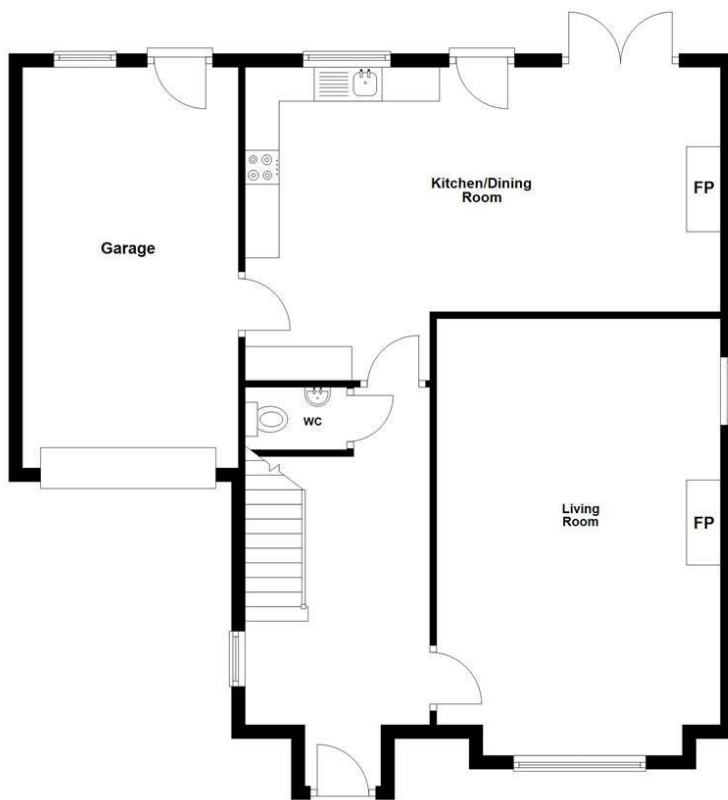
£100 Per Annum (Approximately)

Capital / Rateable Value

£170,000. Rates Payable = £1726.52 Per Annum (Approximately)

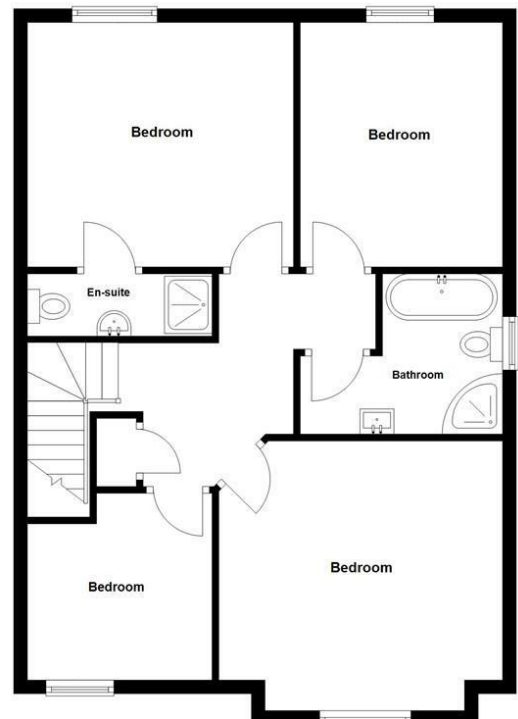
Ground Floor

Approx. 89.4 sq. metres (962.8 sq. feet)



First Floor

Approx. 68.9 sq. metres (742.0 sq. feet)



Total area: approx. 158.4 sq. metres (1704.8 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

1 The Arches, Darragh Cross









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

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