



## 94a Annacloy Road

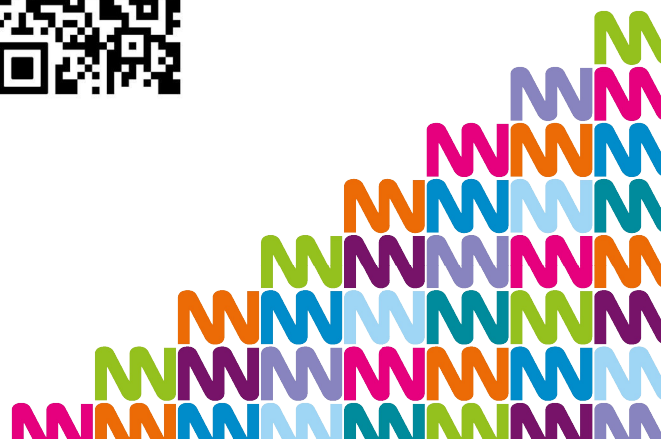
Annacloy  
BT30 9AJ

Offers Over  
£450,000

- Stunning Detached Home
- Four Bedrooms
- Spacious Lounge with Featured Stove
- Deluxe Kitchen and Open Plan Living
- Primary Suite to include Dressing Area and Ensuite
- Downstairs Shower Room
- Downstairs Playroom/Home Office
- Entertaining Area with Outdoor Kitchen
- Integral Garage with Electric Door
- Excellent and Convenient Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Located in the charming Annacloy Village, this exquisite detached four-bedroom home offers a perfect blend of modern living and comfort. Constructed in 2017, this impressive property spans approximately 3,500 square feet, providing ample space for families and those who enjoy entertaining.

As you enter, you are greeted by a thoughtfully designed layout. The heart of the home is undoubtedly the stunning kitchen, which features a stylish galley island, a wall window that floods the space with natural light, and elegant bifold doors that seamlessly connect the indoor and outdoor areas.

The home features four well-appointed bedrooms, ensuring that there is plenty of room for family and guests. The primary suite, which boasts a pitched ceiling and a delightful balcony door that opens to views of the garden. This serene retreat includes a dressing area and an ensuite

## Accommodation

The property comprises bright spacious hallway with featured gallery landing and wall window overlooking the garden, to the right of the hall you access the kitchen, dining living area with featured corner wall windows, bifold doors and inset stove. The kitchen is finished to a high quality with quartz worktops, integrated appliances including hob with built in extractor fan, Galley island with seating, and additional prep sink. There is a recess for an American fridge freezer. To the left of the hallway you have access to the Lounge/Family room with access to the rear garden, featured inset stove and decorative built in shelving. playroom, spacious closet and rear hall leading to the shower room, utility room, integral garage and exterior door. The first floor offers four sizeable bedrooms, with the primary suite offering a dressing area and ensuite and featured pitched ceiling and balcony door overlooking the garden. Tiled family bathroom with freestanding bath and walk-in shower enclosure.

## Outside

The design of the house has been meticulously crafted to ensure that the indoor living spaces flow effortlessly into the outdoor environment, allowing you to fully appreciate the tranquil surroundings. Step outside to discover beautifully landscaped gardens that create a serene oasis. The outdoor entertaining area, complete with an outdoor kitchen, and play area is perfect for hosting gatherings or simply relaxing. As you relax in your garden, you will be serenaded by the gentle sounds of the neighbouring stream, enhancing the peaceful atmosphere.

## Contact

To book your private viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

## Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on [laura@ritchieclean.co.uk](mailto:laura@ritchieclean.co.uk)



For any enquiry relating to this property, please contact

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## General Enquiries

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Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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