



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

9 Iveagh Court

Blackskull

BT25 1SF

Bedroom	3
Reception	1
Bathroom	2



Spacious three bedroom townhouse set within a popular courtyard style development

Offers in Excess of : £175,000

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

**028 3833 1111**

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Welcome to 9 Iveagh Court! This is one of those homes that simply must be viewed to fully appreciate just how big it is and what spacious accommodation it offers. The living room is the full width of this home and has a feature fireplace, and patio doors leading out onto the back garden. The kitchen is open plan to dining and has a great range of storage units complimented by a number of integrated appliances. A WC completes the ground floor. Upstairs natural daylight floods through the landing giving it a welcoming feel throughout. There are three great sized bedrooms, the master having en suite shower room and built in robes. The family bathroom has a while three piece suite with shower over bath. To the rear this property has a good sized garden which is low maintenance, and has a decking area for entertaining. The location of this well maintained home is ideal with a semi rural feel to it, while just being a short drive from Donaghcloney, Dromore and Banbridge. Early viewing is highly recommended.



- Deceptively spacious mid townhouse in a courtyard setting
- Large living room with feature fireplace and patio doors leading to garden
- Three great sized bedrooms
- Open plan kitchen dining with a range of integrated appliances
- Ground floor WC
- Family bathroom with shower over bath
- Oil fire central heating
- Fully enclosed low maintenance rear garden that attracts the sun
- Lovely semi rural location yet close to Donaghcloney, Banbridge and Dromore



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE HALL

Composite entrance door with glazed panel. Double panel radiator. Telephone point. Wood effect laminate flooring. Storage closet.

## KITCHEN DINER

3.29m x 4.84m (10' 10" x 15' 11")

Range of high and low level kitchen cabinets including display cabinet with glazed panel. Appliances include electric oven, four ring electric hob with stainless steel extractor canopy above and integrated fridge freezer. Space for fridge freezer. Stainless steel sink and drainage unit. Wood effect laminate flooring.



## LIVING ROOM

3.65m x 6.05m (12' 0" x 19' 10")

Rear aspect reception room with double patio doors leading to rear garden. Feature open fireplace with Marble surround. Tiled flooring. Double French doors to kitchen diner. TV point.



## GROUND FLOOR WC

1.12m x 2.18m (3' 8" x 7' 2")

Dual flush WC and wash hand basin with pedestal with tiled splashback. Wood effect laminate flooring. Single panel radiator. Extractor fan. Window providing natural light.

## FIRST FLOOR LANDING

Access to attic via loft ladder. Access to hot press. Window providing natural light.

## BEDROOM ONE

3.19m x 3.66m (10' 6" x 12' 0")

Rear aspect double bedroom. Large double slide door fitted wardrobe with range of clothes rails and shelving and matching fitted drawers. Double panel radiator.



## ENSUITE

2.07m x 1.88m (6' 9" x 6' 2")

Tiled shower quadrant with electric shower, close coupled WC and wash hand basin with pedestal. Single panel radiator. Tiled flooring and half tiled walls. Extractor fan.

## BEDROOM TWO

2.73m x 3.65m (8' 11" x 12' 0")

Rear aspect double bedroom. Single panel radiator. Telephone point.

## BEDROOM THREE

3.21m x 2.85m (10' 6" x 9' 4")

Front aspect bedroom. TV point. Double panel radiator.

## FAMILY BATHROOM

2.73m x 2.83m (8' 11" x 9' 3")

Panel bath with shower head attachment and shower screen above. Close coupled WC and wash hand basin with pedestal. Tiled flooring, half tiled walls and feature wall tiling around bath area. Double panel radiator. Extractor fan.

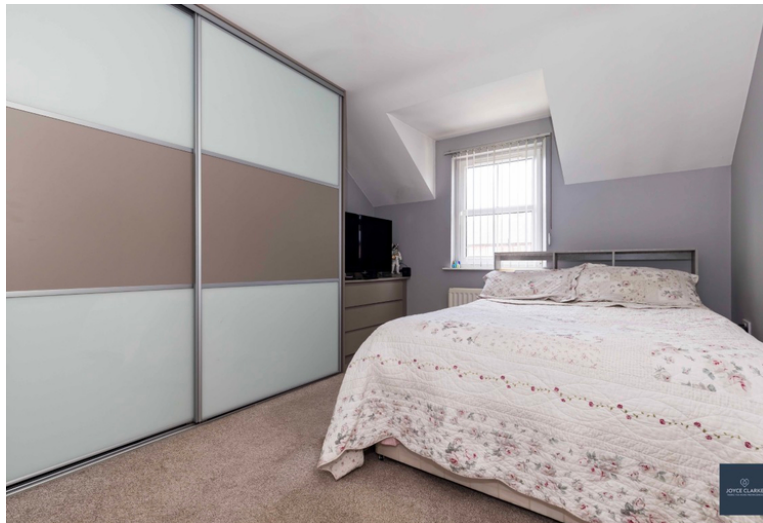
## OUTSIDE

### FRONT

Communal residential parking

### REAR

Fully enclosed low maintenance rear garden with gated access to front. Garden laid in decorative paving and benefits from afternoon and evening sun. Raised decked area. Oil tank and oil burner. Metal garden shed.



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