

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

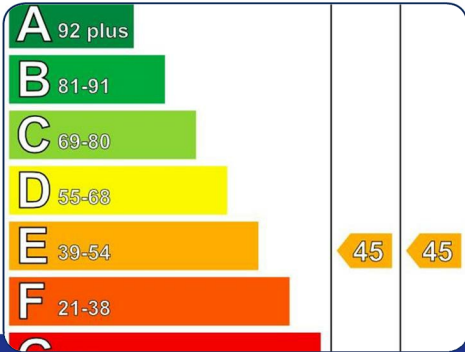
£175,000

FOR SALE



17 Ardfada, Ardmore, BT47 3WH

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT AND BACK DOORS
- TARMAC DRIVEWAY
- SECURITY SYSTEM INSTALLED
- BLINDS INCLUDED IN SALE
- EPC RATING E



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## ACCOMMODATION

### HALL

Having semi-solid wooden floor, understair storage cupboard, double doors to lounge.

### LOUNGE

17'8" (into bay) x 15'6" (5.38m (into bay) x 4.72m )

Having attractive fireplace with matching mirror over mantle, semi-solid wooden floor, double doors to kitchen/dining.

### KITCHEN/DINING

26'5" x 14'7" (to widest points) (8.05m x 4.45m (to widest points))

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric oven, stainless steel extractor hood, glazed display cupboards, integrated fridge/freezer, tiling between units, tiled floor to kitchen area. Dining area having semi-solid wooden floor, recessed ceiling lighting, open plan to Sun Room.

### SUNROOM

11' x 10'3" (3.35m x 3.12m)

Having semi-solid wooden floor, french doors leading to side.

### UTILITY ROOM

8' x 7'6" (2.44m x 2.29m )

Sink unit plumbed for automatic washing machine, tiled floor. WC off.

### DOWNSTAIRS TOILET

Having WC, WHB, tiled floor.

### FIRST FLOOR

#### LANDING

Having walk in hotpress

#### MASTER BEDROOM

14'8" x 13'11" (4.47m x 4.24m)

Having wall to wall built in wardrobes, laminated wooden floor.

ENSUITE Comprising fully tiled walk in electric shower, WHB, WC, remaining walls 1/2 tiled, tiled floor.

#### BEDROOM (2)

12' x 10'4" ( 3.66m x 3.15m)

Having laminated wooden floor

#### BEDROOM (3)

13'1" x 11'4" (to widest points) (3.99m x 3.45m (to widest points) )

Having built in wardrobes, cupboards and headboards.

#### BEDROOM (4)

11'5" x 8'5" (3.48m x 2.57m)

Having laminated wooden floor

### BATHROOM

Comprising bath with telephone hand shower to taps, WHB, WC, walk in electric shower, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Enclosed to rear by fence and gate.

Paved patio area

Lawn to front and rear

Maturing scrubs

Stone wall to front with double entrance gates

