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General Enquiries

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For any enquiry relating to this property, please contact

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20 Legananny Road Scarva **BT63 6NU**

Offers In The Region Of £345,000

Terms & Conditions

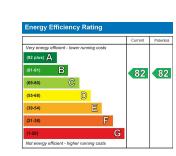
Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of weather 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.

Detached Bungalow & Cabin

- Bungalow with Three Bedrooms & Two Ensuites
- Open Plan Living, Dining & Kitchen Area
- Separate Utility Area & Additional W.C
- EPC 82B
- High Performance Glazing Throughout
- Oil Fed Underfloor Heating
- Cabin with Open Plan Living/Bedroom Area, Utility & Bathroom
- Boundary Approx 1.1 Acres including Woodland
- Unique Property & Viewing is Highly Recommended to Fully Appreciate



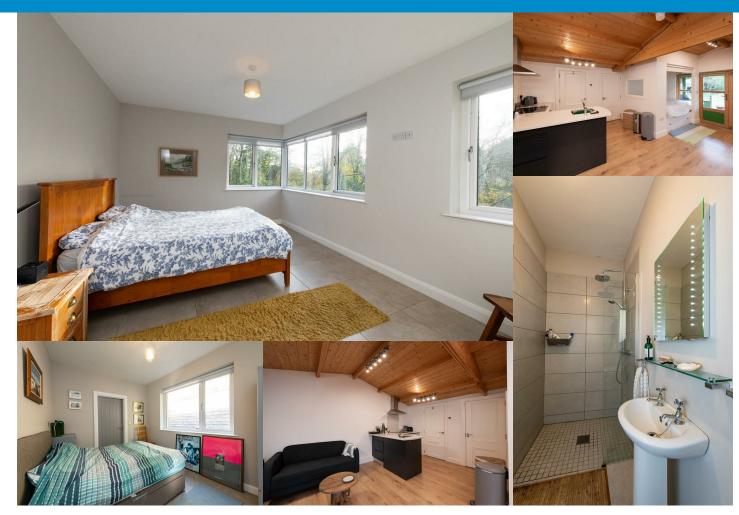




20 Legananny Road

Scarva, BT63 6NU







Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings. The bungalow features three well-proportioned bedrooms, ensuring ample space for relaxation and privacy. With two bathrooms, including modern fixtures and fittings, convenience is at your fingertips.

One of the standout features of this property is the inclusion of a charming log cabin, which can serve as a versatile space for hobbies, a home office, or additional storage. The surrounding area is tranquil, offering a picturesque setting that enhances the appeal of this lovely home. Scarva is known for its scenic beauty and friendly community, making it an excellent choice for those looking to settle in a peaceful yet accessible location. With local amenities and transport links nearby, this bungalow presents a wonderful opportunity for comfortable living in a desirable area.

BUNGALOW ACCOMMODATION

Entrance hallway with closet space and access to the W.C leading into the hallway with access to the bedrooms, following onto the spacious open plan area providing the perfect Living, Dining & Kitchen space for entertaining with the stunning feature window with views & fitted with multi fuel stove. Kitchen fitted with a modern range of units to include eye level grill & oven, space for fridge freezer, integrated Dishwasher with recessed lighting and tiled flooring throughout. Separate utility are with range of high and low level units, sink & space for appliances. Bedroom one with tiled flooring, walk in dressing area with ensuite and the additional feature of corner window. Ensuite comprising Bath, W.C and wash hand basin with tiled floor & part tiled walls. Bedroom two with wood flooring, rear view aspect & ensuite comprising walk in shower, W.C, wash hand basin with fully tiled walls and floor. Bedroom three with tiled floor and

CABIN ACCOMMODATION

This log cabin is a stunning extra with open plan Living & bedroom space with laminate flooring. Modern corner Kitchen with integrated hob & oven. Separate utility area with space for washing machine & dryer. Bathroom fitted with Bath, W.C. & wash hand basin, heated towel rail & tiled walls. Outside Cabin you have a perfectly placed covered deck area for outside dining

OUTSIDE

The detached bungalow and cabin are situated with an approx boundary of 1.1 acres including woodland both accessed by private laneway and with the property sitting on a slightly elevated site, the views are exceptional.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you

can email laura.mcgeown@ritchiemclean.co.uk





Directions

No 20 Legananny Road is situated in between Scarva & Loughbrickland Villages. From Scarva its approximately 1.6 miles and only a 3 minute drive. From Loughbrickland you are approx 1.7 miles and a 3 minute drive. Other towns such as Banbridge & Poyntzpass are also both easily reached from here.



