



## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400



## Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100



## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226



## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to  
this property, please contact

Leanne Glover

leanne@quinnestateagents.com  
07703612260



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 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.

- 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

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		





# 20 Legananny Road

Scarva, BT63 6NU



### 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.

### 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 rear view aspect.

### 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 all year round.

### 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](mailto:laura.mcgeown@ritchiemclean.co.uk)

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

