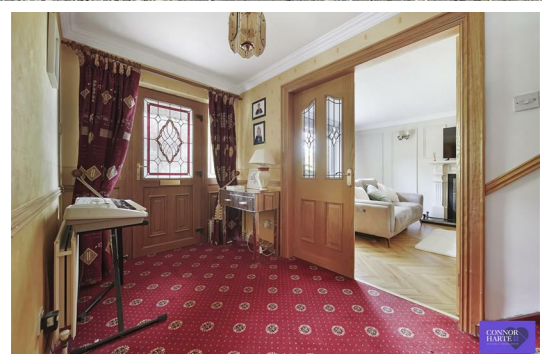




CONNOR
HARTE



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4 Bed
House
located in

CONNOR
HARTE

ESTATE AGENT + CHARTERED SURVEYOR

3 Glenwood Crest Cookstown BT80 8XU



4



1



2



Offers Over £385,000

Set on a generous corner site within an exclusive private development, this impressive detached residence offers exceptional space, versatility and charm. Combining character, comfort and practicality, this beautiful home is perfectly positioned in a highly sought after residential location.

Accommodation Comprises:

Entrance Hall

P.V.C. double glazed exterior door and side panels with LED stain glass inset. Moulded corncicing. Balustrade staircase, carpeted. Entrance hall carpeted. Understairs storage. Telephone and power points. Walk-in cloak closet. Oak French doors leading to lounge.

Lounge

17'4" x 12'9"

Gas fired with marble fireplace surround and cast iron inset. Granite hearth. Herringbone Oak style wooden floor. Television and power points. Moulded corncicing and centre rose. Decorative frame panelling. Wall lighting. Oak French doors leading to garden room.

Garden Room

10'4" x 6'10"

Wooden floor. Tongue and groove ceiling. Built in shelving. Power points. Composite French doors leading to patio area.

Open Plan Family Room/Dining Room

24'8" x 11'7"

Wooden fireplace surround with marble inset and hearth. Electric fire inset. Laminate wooden floor. Television and power points. Oak glazed doors from entrance hall and kitchen with LED glass. Power points.

Kitchen/Dining Area

19'2" x 10'7"

Fitted high and low level units. Glazed high level units in dining area. Built in Creda electric double oven and ceramic hob. Extractor hood with fan and light. Tiled floor and splash backs. Under counter free standing fridge and freezer and plumbed for dishwasher. Television and power points. Alarm panel. Composite French doors leading to garage and driveway.

Utility Room

6'4" x 6'2"

Utility Room: 1.95m x 1.90m Low level units. Plumbed for automatic washing machine. Single bowl stainless steel sink unit with mixer taps and drainer. Tiled floor and splash backs. P.V.C. exterior door leading to garage and patio area.

WC

6'5" x 3'2"

White suite. Low flush wc and corner wash hand basin. Tiled floor.

Home Office

7'2" x 8'2"

Hardwood exterior door allowing for private access if you work from home. Carpeted. Tongue and groove ceiling. Power points.

Landing

Carpeted. Power points. Walk in hotpress, shelved.

Bedroom 1

12'9" x 11'3"

Laminate wooden floor. Frame panelling. Power points.

Dressing Area

5'10" x 3'11"

Built in wardrobes and dressing table. Laminate wooden floor.

En-Suite Shower Room

5'10" x 2'4"

White suite. Low flush wc and pedestal wash hand basin. Tiled shower cubicle and walls. Vinyl flooring.



Bedroom

11'8" x 8'9"

Wainscoting panelling. Wooden floor. Built in wardrobes and drawers.

Bedroom

11'3" x 11'8"

Built in wardrobes, drawers and vanity area. Laminate wooden floor. Power points.

Bathroom

8'10" x 6'5"

Coloured suite. Low flush wc, pedestal wash hand basin and panel bath. Vinyl flooring. Tiled walls.



Bedroom

17'6" x 9'10"

Laminate wooden floor. Power points.

Double Garage

23'9" x 20'8"

Automated garage doors. Pedestrian access. Staircase leading to home gym. Power points and light. Lean-to greenhouse to side of garage.

Gardens

Gardens are laid out in lawn with mature trees and shrub beds. Extensive brick paved patio area.

Thinking of Selling?



FREE VALUATION!

If you are considering the sale of your own property we are delighted to offer a FREE sales valuation, without obligation of sale. Get in contact today and we will be happy to help & advise you!


028 8676 3265

PROPERTIES REQUIRED ACROSS ALL AREA

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

DIRECTIONS

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