



6B WOODFALL MANOR, ANAHILT, ROYAL HILLSBOROUGH, BT26 6LZ

- A Most Impressive And Exceptionally Well Presented Detached Property Occupying A Spacious Setting Within This Ever Popular Residential Location Convenient To Royal Hillsborough
- Nearly New Property Built In 2022 Extending To Approximately 2,258 Square Feet To Include Integral Garage
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Wood Effect Tiled Floor
- Cloakroom With Low Flush Suite
- Four Bedrooms (One With Two Built In Wardrobes / Two With Luxury Shower Room En Suites)
- Lounge With Glass Fronted Log And Flame Effect Electric Fire Plus Herringbone Style Laminated Timber Floor
- Luxury Kitchen/Dining/Living Area With Range Of Integrated Nordmende Appliances
- Utility Room With Built In Units Including Integrated Larder Fridge

PRICE: OFFERS IN THE REGION OF £425,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B84

REF: DL011025SR

- Luxury Bathroom With White Suite Including Freestanding Bathtub And Quadrant Shower Cubicle
- Front Garden Laid In Lawn With Paved Path Plus Spacious Tarmac Driveway And Parking Area To Front
- Spacious Enclosed And Private Rear Garden Laid In Lawn With Paved Patio Area
- Integral Garage With Roller Shutter Door
- Gas Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows
- Excellent B84 Energy Rating For Lower Running Costs

ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

PVC composite double glazed entrance door with double glazed side panels. Wood effect tiled floor. Storage cupboard. Access to integral garage.

CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Wood effect tiled floor.

BEDROOM (1):

15' 5" x 15' 5" (4.70m x 4.69m)

Two built in wardrobes. Laminated timber floor.

SPACIOUS AND LUXURY SHOWER ROOM EN SUITE:

Large shower enclosure with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Part tiled walls. Tiled floor.

BEDROOM (3):

15' 5" x 8' 5" (4.70m x 2.56m)

Built in wardrobe. Laminated timber floor.

FIRST FLOOR

LOUNGE:

17' 3" x 14' 6" (5.26m x 4.41m)

Measurements taken into sloping ceilings. Glass fronted log and flame effect electric fire. Herringbone style laminated timber floor.



LUXURY KITCHEN/DINING/LIVING AREA WITH RANGE OF INTEGRATED NORDMENDE APPLIANCES:

23' 2" x 12' 8" (7.05m x 3.87m)

Excellent range of high and low level units. Granite effect round edge work surfaces. Granite effect upstands. Integrated Nordmende four ring induction hob. Integrated Nordmende oven. Integrated Nordmende convection oven and microwave. Integrated Nordmende warming drawer. Integrated Nordmende half and half fridge/freezer. Integrated Nordmende dishwasher. Integrated Nordmende wine cooler. Extractor unit in stainless steel canopy. Tiled splashback. Bowl and a half single drainer composite sink unit with Franke swan neck mixer tap. Dining bar. Recessed spotlights. Wood effect tiled floor. Double glazed sliding patio doors to rear patio area and garden.



UTILITY ROOM:

12' 8" x 6' 2" (3.87m x 1.88m)

Range of built in units. Granite effect round edge work surfaces. Granite effect upstands. Integrated larder fridge. Single drainer stainless steel Franke sink unit with swan neck mixer tap. Plumbed for washing machine. Space for tumble dryer. Built in cupboard with gas fired boiler. Wood effect tiled floor. PVC composite double glazed door to rear patio area and garden.



BEDROOM (2):

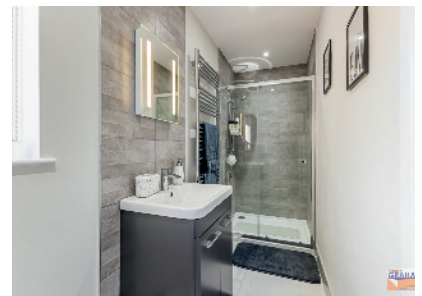
13' 4" x 11' 4" (4.07m x 3.46m)

Measurements taken into sloping ceilings. Laminated timber floor.



LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Part tiled walls. Tiled floor.



BEDROOM (4):

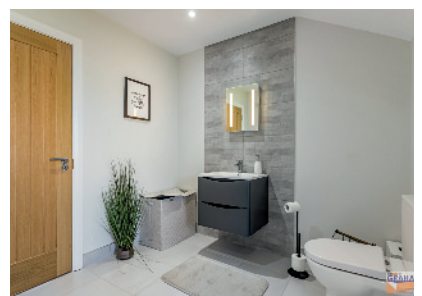
11' 11" x 9' 11" (3.63m x 3.03m)

Laminated timber floor.



LUXURY BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower and drencher head. Freestanding bath tub with centre mount mixer tap. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Part tiled walls. Tiled floor. Separate storage cupboard on landing.



DIRECTIONS

From Ballynahinch Road turn into Kernaghan Park. Turn left into Woodfall Manor. Number 6B is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



OUTSIDE

Front garden laid in lawn with paved path. Spacious tarmac driveway and parking area to front. Spacious enclosed and private rear garden laid in lawn with paved patio area. Outside tap and light. External power sockets. Garden shed.

INTEGRAL GARAGE:

23' 10" x 9' 8" (7.27m x 2.95m)

Roller shutter door. Light and power.

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £2,229.01



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6B Woodfall Manor

Approximate Gross Internal Area
Ground Floor = 95.6 sq m / 1029 sq ft
(Including Garage)
First Floor = 114.2 sq m / 1229 sq ft
Total = 209.8 sq m / 2258 sq ft

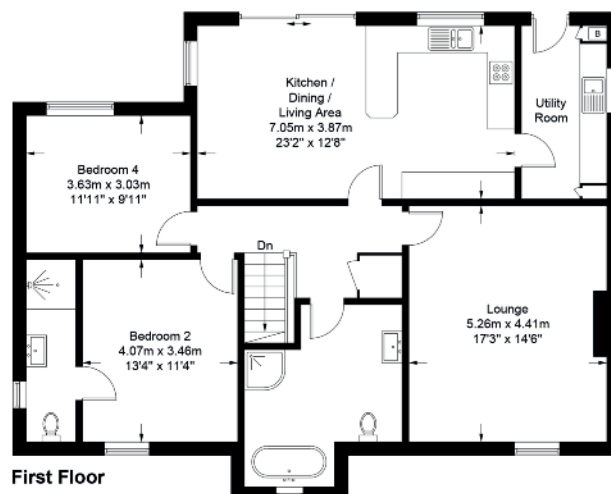
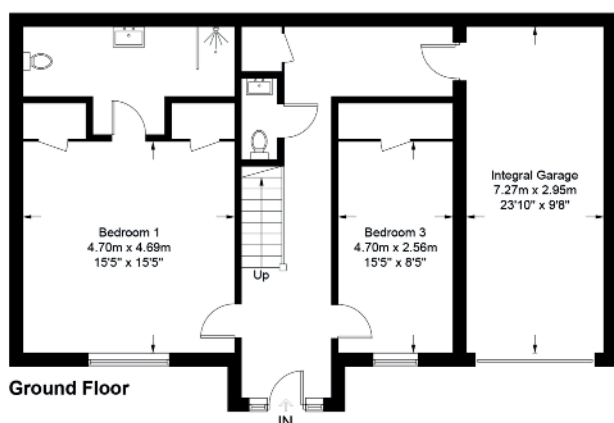


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