



## **6C 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 2,138 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
- Lounge With Multi Fuel Burning Stove On Slate Tiled Hearth
- Luxury Kitchen/Dining Area With Integrated Appliances / Utility Room
- Four Bedrooms (Two With Luxury Shower Room En Suites / Two With Built In Wardrobes)

**PRICE: OFFERS IN THE REGION OF £425,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B84**

**REF: DL08062622SR**

- Luxury Bathroom With White Suite Including Freestanding Bath Tub And Quadrant Shower Cubicle
- Front Garden Laid In Lawn With Spacious Tarmac Driveway And Parking Area
- Enclosed And Spacious 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' 4" x 15' 3" (4.68m x 4.65m)

Two built in wardrobes.



### LUXURY SPACIOUS 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. Part tiled walls. Tiled floor. Recessed spotlights. Wall mounted LED backlit mirror.

### BEDROOM (4):

15' 4" x 8' 4" (4.68m x 2.54m)

Built in wardrobe.

## FIRST FLOOR

### LANDING:

Large storage cupboard.

### LOUNGE:

17' 3" x 14' 6" (5.27m x 4.43m)

Measurements taken to widest points and into sloping ceilings. Multi fuel burning stove on slate tiled hearth.



## LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

23' 1" x 12' 8" (7.04m x 3.86m)

Excellent range of high and low level units. Quartz effect work tops. Integrated double oven. Integrated fridge freezer. Integrated five ring gas hob. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Bowl and half stainless steel Franke sink unit with Quartz effect single drainer and swan neck mono style mixer tap. Dining bar. Part tiled walls. Wood effect tiled floor. Recessed spotlights. PVC double glazed sliding patio door to rear patio area and garden.



## UTILITY ROOM:

12' 8" x 6' 2" (3.86m x 1.87m)

Range of built in units. Quartz effect work tops. Single drainer stainless steel Franke sink unit with swan neck mixer tap. Plumbed for washing machine. Space for tumble dryer. Wood effect tiled floor. Storage cupboard with gas fired boiler. PVC composite double glazed door to rear patio area and garden.



## BEDROOM (2):

13' 4" x 11' 3" (4.07m x 3.42m)

Measurements taken into sloping ceilings.

## 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. Part tiled walls. Tiled floor. Chrome finish heated towel rail. Recessed spotlights.



## BEDROOM (3):

11' 9" x 9' 11" (3.59m x 3.03m)

## 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. Part tiled walls. Tiled floor. Recessed spotlights. Wall mounted LED backlit mirror.



## DIRECTIONS

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



## OUTSIDE

Front garden laid in lawn with spacious tarmac driveway and parking area. Paved path. Enclosed and spacious private rear garden laid in lawn with paved patio area. Outside taps and light. External power sockets.

## INTEGRAL GARAGE:

**23' 9" x 9' 7" (7.25m x 2.93m)**

Roller shutter door. Light and power.

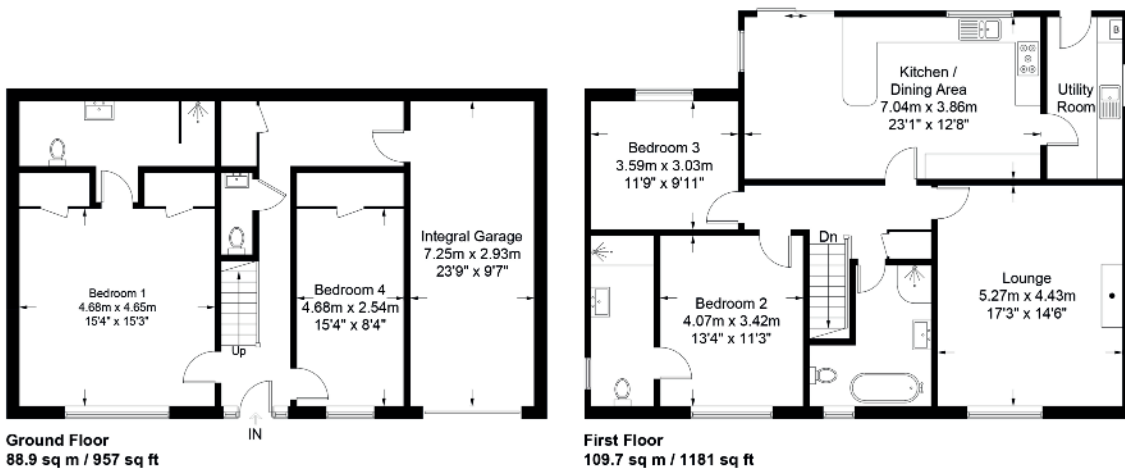
**TENURE:** We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2026 to March 2027 £2,334.00

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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		



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.