

## 86D ANNACLOY ROAD

Annacloy BT30 9AJ

- Detached house
- Four Bedrooms
- Master bedroom ensuite
- Bathroom
- Living room
- Kitchen with living and dining area
- Downstairs wc.
- Detached garage
- Well presented
- Great location

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

**Offers Around £315,000**

# 86d Annacloy Road

, Annacloy, BT30 9AJ



### Entrance Hall

White UPVC door leading to tiled entrance hall with cloakroom to include wash hand basin and pedestal and low level wc

### Lounge

17'11" x 13'02" (5.46 x 4.01)  
Wooden flooring with brick fire surround, tiled hearth and wooden mantel top

### Kitchen / Dining

20'7" x 12'03" (6.27 x 3.73)  
Modern kitchen with range of high and low level units. Complementary worktop and breakfast bar. Integrated fridge/freezer, washing machine, dishwasher and ceramic hob and oven with stainless steel and glass extractor fan. Tiled flooring and tiled splash back, stainless steel sink and drainer

### Dining

### Family room

15'11" x 11'08" (4.85 x 3.56)  
Flowing from the dining area the family room has tiled flooring with patio doors to the back garden.

### Bedroom 1

14'09" x 11'11" (4.50 x 3.63)  
Laminate wooden flooring with views to the front

### Bedroom 2

10'08" x 8'08" @ widest (3.25 x 2.64 @ widest)  
Laminate wooden flooring with built in wardrobes

### Bathroom

Modern bathroom suite to comprise shower enclosure with thermostatic shower, low level wc, wash hand basin and pedestal. Tiled flooring.

### Bedroom 3

12'04" x 8'06" @ widest (3.76 x 2.59 @ widest)  
Laminate flooring

### Master Bedroom with en suite

15'11" x 11'08" (4.85 x 3.56)  
Laminate wooden flooring, rear aspect, en suite to comprise, shower enclosure with thermostatic shower, low level wc and wash hand basin and pedestal

### Garage

18'11" x 10'8" (5.77 x 3.25)  
Garage with roller door

### Outside

To the front the garden is laid out in lawn with a tarmac drive. The back of the property also has a tarmac area leading to the garage and a garden area laid out in lawn with is completely enclosed.



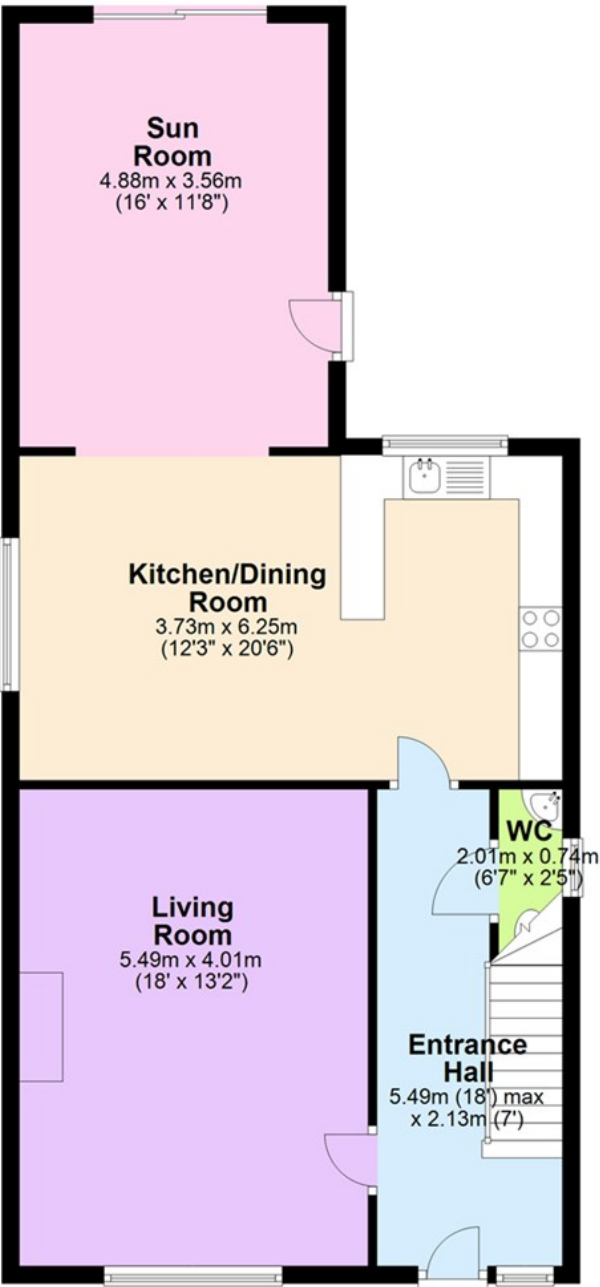
### Directions



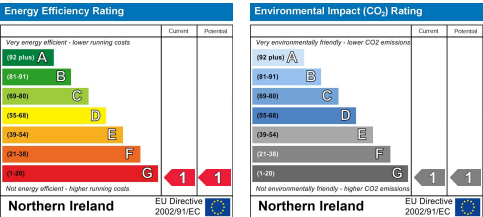


Floor Plan

Ground Floor



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