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Estate Agent
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FOR SALE

78 Teconnaught Road Crossgar



A charming detached cottage style country residence with a deceptively spacious interior. Situated in a quiet rural area one mile from Kilmore, two miles from Annacloy and with the excellent Holy Family and Cedar Integrated Primary Schools nearby. Bus routes to excellent Grammar schools in Belfast and Downpatrick are also just a short walk away.

- **4 Bedrooms 2 with en suite**
- **Spacious lounge with vaulted ceiling**
- **Family room with double doors to kitchen**
 - **Kitchen open plan to dining room**
 - **Oil fired central heating**
 - **Extensive gardens**

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ACCOMMODATION

Entrance porch

Wooden front door.
Double panel radiator.

Entrance hall

Double height ceiling with spot lights and velux window.
Stairs to first floor with storage cupboard under.
Wired for wall lights.
Double panel radiator.

Lounge

15'5 x 17'7 / 4.72 x 5.39m
Double height vaulted ceiling.
Fireplace with multi fuel stove and stone mantle.
Door to rear garden with glass side panels.
Two double panel radiators.
TV aerial point.



Living room

17'3 x 10'9 / 5.27 x 3.32m
Corner fireplace with stone mantle.
Ceiling spot lights.
Two double panel radiators.
Sliding doors to kitchen.



Kitchen / dining room

10'4 x 31' / 3.17 x 9.45m
Range of shaker style cream units with wood block effect counter tops.
Flavel 5 ring gas range cooker with stainless steel splash back and extractor hood over.
Stainless steel single drainer sink unit with 1½ basins and mixer tap.
Plumbed for dishwasher.
Part tiled walls.
Ceiling spot lights.
Ample dining space.
Multi fuel stove.
Double panel radiator.

Rear hall

Wooden stable style door with glass pane and cat flap.
Single panel radiator.

Utility room

6'8 x 8' / 2.07 x 2.44m
Belfast style sink with mixer tap.
Plumbed for washing machine.
Single panel radiator.
Cupboard.



Bedroom 4

10'1 x 9'2 / 3.08 x 2.8m min.
Single panel radiator.
Integral wardrobe.



En suite

Wash hand basin with mixer tap, WC and shower cubicle with electric shower.
Part tiled walls.
Wired for wall light.
Single panel radiator.

First floor

Landing

Velux style window.
Access to eaves storage.
Walk in linen cupboard.
Double panel radiator.



Bedroom 1

16'2 x 12'5 / 4.94 x 3.81m
Vaulted ceiling.
Double panel radiator.

En suite

Circular shower cubicle with Mira Go electric shower.
Floating wash hand basin with mixer tap.
WC.
Single panel radiator.
Tiled floor.

Bedroom 3

11'3 x 13'7 / 3.44 x 4.18 max.
Single panel radiator.



Bathroom

9'2 x 6'7 / 2.8 x 2.04
Bath with mixer tap and shower attachment.
Floating wash hand basin with mixer tap.
WC.
Tiled floor and part tiled walls.
Extractor fan.
Single panel radiator.

Bedroom 2

10'6 x 13'1 / 3.23 x 3.99 min.
Integral wardrobes.
Double panel radiator.



Exterior

Gravel driveway with ample parking and turning space.
Extensive lawns to the front, side and back of the house.
Range of ornamental trees and shrubs to the front.
South west facing paved patio area.
Outside lights at front and back doors.
PVC oil tank.
Outside tap.

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

Price: Offers in the region of £297,500

Rateable Capital: £210,000.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £1778.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: From Crossgar roundabout take Kilmore Road for half a mile and turn right into Kilmore village. Go straight through the village and after 300 yards turn into the concrete lane on the right. No. 78 is the first house on the left.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).