



CARRICKSTONE

19 CAWDER ROAD

Contemporary 4 bed detached villa in a sought-after area

Detached family home - Private South-facing garden - Private driveway - Contemporary interior - EER C

F/P £250,000



- Detached family home
- Sought-after area
- Four bedroom home
- South facing rear garden.
- Nearby popular local schooling
- Contemporary interior
- Private driveway
- Energy efficiency rating C

Situated in a **sought-after area** nearby some of the **best schooling in the area** as well as being close to Dullatur Golf Course, is this contemporary **four bedroom detached family home**. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from its open plan lounge/dining area and a large rear garden, which both offer great spaces to relax or entertain. Internally there is an open plan lounge/dining area, attractive fitted kitchen, four bedrooms (one with ensuite), a cloaks and an upstairs bathroom. Externally there are private garden areas to the front, side and rear of the property. The large rear garden provides a stone chipped and paved area with a large section of lawn. In addition, to the side of the property there is a shed providing excellent outdoor storage. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with a window overlooking the front garden, allowing plenty of light into the room. Wallpapered feature wall combined with neutral décor. Ample space for furniture and solid wood flooring.



FAMILY / DINING

To the rear of the lounge there is a dining area, offering a great space to entertain. There are French doors opening out onto the stone paved area of the rear garden. Solid wood flooring.



KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink and extractor hood. The range cooker, and fridge/freezer are included in the sale, as well as integrated dishwasher. Laminate flooring in this room.



BEDROOM 1 & EN-SUITE

Principle bedroom with fitted wardrobes offering excellent storage and ample space for furniture. Windows overlooking the rear garden. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C.

BEDROOM 2

Another double bedroom with fitted mirrored wardrobes and ample space for furniture. Windows overlooking the front of the property. Laminate flooring in this room

BEDROOM 3

A third bedroom with a window overlooking the front of the property. Laminate flooring.

HOME OFFICE/BEDROOM 4

Currently used as a home office, this spacious room could easily be used as a fourth bedroom. Windows overlooking the front of the property with solid wood flooring. Ample space for furniture in this room.

BATHROOM

Modern fitted bathroom, with a shower over the bath, wash hand basin with vanity units and W.C. Part tiled walls and vinyl flooring. Textured glass window to the rear.

CLOAKS

Useful downstairs cloaks, accessed from the hallway. With wash hand basin & W.C.

GARDENS & DRIVEWAY

There are private garden areas to the front, side and rear of the property. The large rear garden provides a stone chipped and paved area with a large section of lawn. In addition, to the side of the property there is a shed providing excellent outdoor storage.



All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings
By appointment only through Kelvin Valley Properties

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