

Property Connections



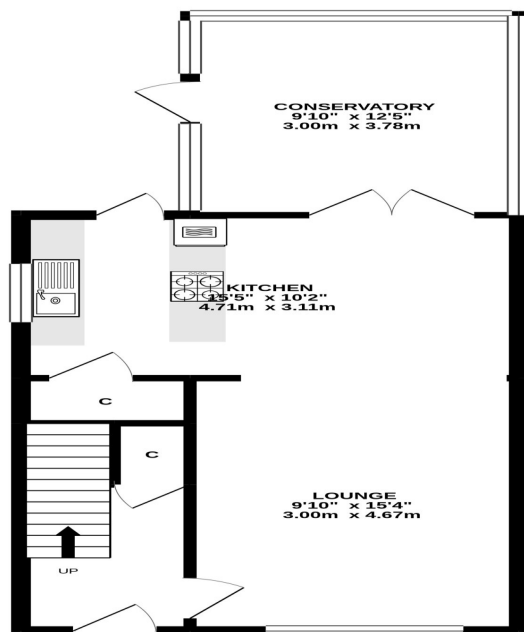
Estate Agent

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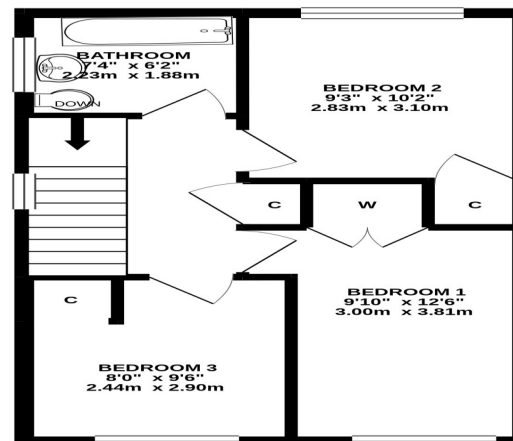


11 Livingstone Quadrant, Harthill

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ROOM MEASUREMENTS

- Entrance Hallway – 1.550 x 1.536
- Lounge – 4.378 x 2.988
- Kitchen/Diner – 4.711 x 3.117
- Conservatory – 3.788 x 3.044
- Upper Landing – 2.421 x 1.671
- Bedroom 1 – 3.164 x 2.833
- Bedroom 2 – 3.811 x 2.919
- Bedroom 3 – 2.897 x 2.445
- Family Bathroom – 2.234 x 1.859

Niall McCabe & Property Connections are thrilled to welcome to the market this truly exquisite, and fully re-modelled 3-bedroom semi-detached villa which is positioned in the highly regarded Livingstone Quadrant, Harthill. The property is ideally suited to first time buyers, or young families alike and is in walk-in condition throughout.

Cool, contemporary interiors, luxurious fittings and highly desired open plan living certainly make this property a very special place to be. The property boasts lush interiors, 3 double bedrooms, brand new bathroom and lovely gardens – complete with ample off-street parking.

Spacious entrance hallway finished in cool, neutral tones. There is a large understairs cupboard, access to the lounge and a stairway to the upper level.

Decorated to an exacting standard with a large front facing window, the large open-plan lounge is of generous proportions and offers ample space for various furniture formations. Complete with a warming feature wall, this is the ideal spot to relax after a long day. From here you gain access to the kitchen/diner.

Accessed via a pretty archway, the kitchen/diner certainly is the 'heart' of this family home. It boasts high-end, grey high gloss cabinetry complete with contrasting wooden worktop, and lovely splashback. The central workspace/breakfast bar offers the ideal spot for quick mid-week meals and entertaining guests. There is also an array of integrated appliances, a door to the rear garden, understairs cupboard and ample space for dining furniture.

Located to the rear of the property with views over the rear garden, the conservatory has been dressed as a snug, however would be an ideal dining room or home office. It benefits from chic, feature wallpaper.

Rising a plushly carpeted stairway, the upper landing is bright & modern. It offers easy access to bedrooms 1,2 & 3 and the family bathroom.

Bedroom 1 is a fantastic size king room, which is situated to the rear of the property. It has been finished in cool, contemporary tones and offers far spanning views over the rear garden and beyond, the room further benefits from ample built-in cupboards.

Situated at the front of the property, bedroom 2 is a fabulous size and has been finished in creamy tones with subtle hints of light pink. There is plush carpeting, built in storage and a front facing window.

The third bedroom is also a sizable double room and offers ample space for various furniture formations and offers a large window which overlooks the front aspect and floods the room with natural lighting.

Completing the 1st level accommodation is this gorgeous, 3-piece family bathroom comprising large 'L-Shaped' bathtub with dual, rain fall shower heads, wash hand basin built into gorgeous vanity and a W.C. There room offers attractive wall panelling and trendy flooring.

Externally the property is accompanied by lovely gardens to front, side & rear. There is ample off-street parking via a chipped driveway and a private rear garden with different patio areas – the ideal spot to relax in during those long summer evenings.





Whilst the above particulars are believed to be correct, they are not warranted and to do not form part of any contract.

