



**8 Ballalough Estate  
Andreas  
£379,000**



**Nicely Presented Detached Dormer Bungalow Sat In The Heart Of Andreas Village with Rural Views To The Front**

This Deceptively Spacious Bungalow Comprises:-

- Entrance Hall With Engineered Oak Flooring
- Living Room To The Front with Feature Fireplace and Multi-Fuel Burner
- Modern Kitchen With Gas Hob
- Separate Dining Room / 4<sup>th</sup> Bedroom
- Study / 3<sup>rd</sup> Bedroom
- Modern Contemporary Bathroom with Standalone Bath
- Upstairs has 2 Further Double Bedrooms
- Modern Tiled Shower Room
- Sizeable Rear Sunny Garden
- Detached Garage
- Updated Wiring and Plumbing
- Oil Fired Central Heating
- Off Road Parking

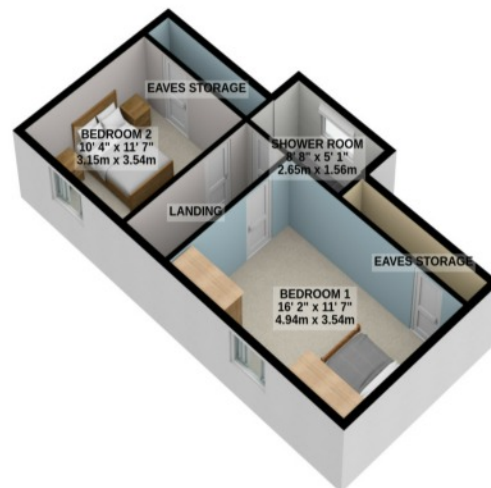
**Directions: On Entering Andreas Village, Turn Right At The Primary School and Follow The Road Up To The Roundabout, Turn Left and Then Right Into Ballalough Estate. Take The First Turning On The Right and The Property Can Be Found On The Left Hand Side, Easily Identified By Our For Sale Board.**



**GROUND FLOOR**  
811 sq.ft. (75.3 sq.m.) approx.



**1ST FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1265 sq.ft. (117.5 sq.m.) approx.**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2023

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.