



## Connemara

9 Hayfield | Oban | PA34 4PJ

Guide Price £475,000

**Fiuran**  
PROPERTY

# Connemara

9 Hayfield | Oban | PA34 4PJ

Connemara is an exceptional 4 Bedroom detached Home with an integral garage, ideally situated in a quiet cul-de-sac on the outskirts of Oban. Set within beautifully maintained garden grounds, the property also benefits from a generous driveway.

Special attention is drawn to the following:-

## Key Features

- Immaculately presented 4 Bedroom detached House
- Located in quiet cul-de-sac within walking distance of town
- Kitchen, Dining Room, Lounge, Utility Room, Office
- 4 Bedrooms, 3 En Suite Shower Rooms, Bathroom
- Integral Garage with large, floored Attic above
- Underfloor, oil central heating
- Double glazing throughout
- Excellent storage, including built-in wardrobes
- Some white goods, window coverings & flooring included
- Enclosed garden grounds extending to over ¼ acre
- Drying green, decking & patio areas
- Private parking for several vehicles
- Rare opportunity to acquire a wonderful family home
- No chain



Connemara is an exceptional 4 Bedroom detached Home with an integral garage, ideally situated in a quiet cul-de-sac on the outskirts of Oban. Set within beautifully maintained garden grounds, the property also benefits from a generous driveway.

The ground floor accommodation comprises spacious entrance Hallway with stairs rising to the first floor, fitted Kitchen with Rangemaster cooker and American style fridge/freezer, bright Lounge with attractive fireplace and 2 Bay windows, Dining Room with glazed doors leading to the garden, Utility Room, 2 double Bedrooms (one with En Suite Shower Room), gorgeous family Bathroom, and an Office. The first floor offers a sizeable landing area with 2 double Bedrooms off, both with En Suite Shower Rooms and walk-in wardrobes. There is also an integral Garage, accessed from the Hallway, with stairs leading to a large Attic space above.

Externally, there is an enclosed garden extending to over a quarter of an acre, offering a sunny aspect and privacy. There is a large mono-blocked area to the front & side, providing private parking for several vehicles.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via private parking to the front of the property, and entrance at the front into the Hallway.

### **GROUND FLOOR: HALLWAY**

With wooden staircase rising to the first floor, built-in linen cupboard (housing the hot water cylinder), large shelved cloak cupboard, ceiling downlights, wooden flooring, and doors leading to the Kitchen, Lounge, Bedroom One, Bedroom Two, the Bathroom, Office, and the Garage.

### **KITCHEN** 4.7m x 3.85m

Fitted with a range of wooden base & wall mounted units, granite effect work surfaces, centre island with breakfast bar, stainless steel sink & drainer, Rangemaster cooker, cooker hood, American style Samsung fridge/freezer, integrated dishwasher, ceiling downlights, tiled flooring, windows to the rear, and doors leading to the Utility Room and Dining Room.

### **UTILITY ROOM** 3.45m x 2.3m

Fitted with wooden cabinets, work surfaces, space for washing machine & tumble dryer, oil-fired boiler, ceiling downlights, tiled flooring, and door leading to the rear garden.

### **DINING ROOM** 4.85m x 4m

With windows to the rear & side elevations, wooden flooring, doors leading to the Lounge, and glazed French doors leading to the garden.



**LOUNGE** 7.55m x 4.25m

With Bay windows to the front & side elevations, attractive fireplace with electric fire, and wooden flooring.

**BEDROOM ONE** 3.7m x 3.6m

With windows to the front elevation, 2 large built-in wardrobes, wooden flooring, and door leading to the En Suite.

**EN SUITE** 3.15m x 1.6m

With modern white suite comprising WC & wash basin vanity unit, large shower enclosure with mixer rain shower, ceiling downlights, tiled walls, tiled flooring, and window to the front elevation.

**BEDROOM TWO** 6.05m x 3.7m

With Bay window to the rear elevation, further window to the side elevation, and wooden flooring.

**BATHROOM** 3.2m x 2.9m

With modern white suite comprising rolltop bath, WC & wash basin vanity unit, wall-mounted cabinet, ceiling downlights, tiled flooring, and windows to the rear elevation.

**OFFICE** 2.2m x 1.6m

With window to the rear elevation, ceiling downlights, and wooden flooring.

**UPPER LANDING**

With Velux style windows to the front & rear elevations, 2 built-in storage cupboards, wooden flooring, and doors leading to Bedroom Three and Bedroom Four.



**BEDROOM THREE** 4.65m x 4.1m (max)

With windows to the rear elevation, walk-in wardrobe (2.2m x 1.35m), wooden flooring, and door leading to the En Suite.

**BEDROOM THREE EN SUITE** 2.55m x 2.2m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, ceiling downlights, Respatex style wall panelling, tile effect flooring, and Velux style window to the front elevation.

**BEDROOM FOUR** 4.65m x 4.3m (max)

With windows to the rear elevation, walk-in wardrobe (2.2m x 1.75m), wooden flooring, and door leading to the En Suite.

**BEDROOM FOUR EN SUITE** 2.35m x 2.2m

With modern white suite comprising WC & wash basin vanity unit, shower enclosure with mixer shower, ceiling downlights, Respatex style wall panelling, tile effect flooring, and Velux style window to the front elevation.

**GARDEN**

Set within grounds extending to over a quarter of an acre, the beautifully maintained and exceptionally private garden offers a tranquil outdoor retreat. Predominantly laid to lawn, it is complemented by a variety of mature shrubs and trees, along with thoughtfully designed paved and gravelled areas. The garden also features a drying green and two timber decked seating areas. To the front, a substantial mono-blocked driveway provides generous private parking.



## Connemara, Oban



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage. Oil tank.

**Council Tax:** Band G

**EPC Rating:** C75

**Local Authority:** Argyll & Bute Council.

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## LOCATION

Situated in a quiet & child-safe cul-de-sac off Glenshellach Road, Connemara offers excellent privacy yet is only a short walk from Oban town centre. Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

## DIRECTIONS

From Argyll Square, head up Albany Street. Take a left hand turn at the top, onto Drimvargie Road. Turn right onto Glenshellach Terrace, then left onto Glenshellach Road. Drive for approximately 1 mile, then turn left into Hayfield. Connemara is at the end on the right hand side and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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