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1 VILLAGE GREEN

Moira BT67 0TN

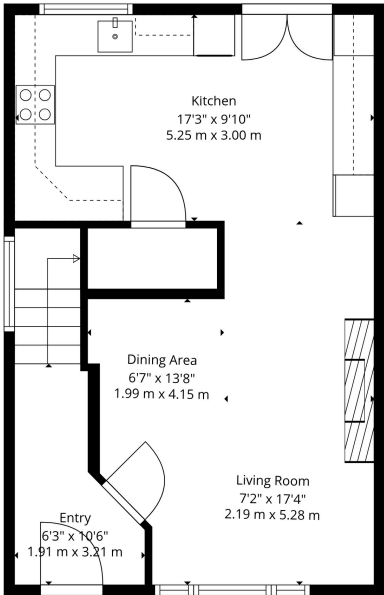


Offers around
£329,950

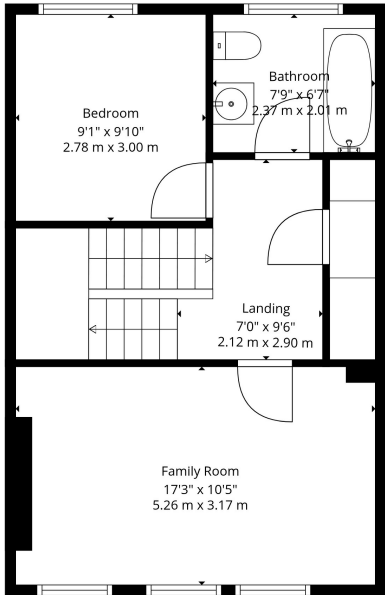




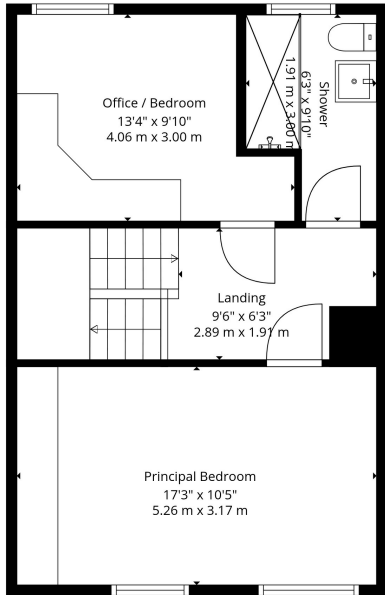
1 Village Green, Moira



1st Floor



2nd Floor



3rd Floor



TOTAL: 1406 sq. ft, 132 m2
1st floor: 468 sq. ft, 44 m2, 2nd floor: 469 sq. ft, 44 m2, 3rd floor: 469 sq. ft, 44 m2
EXCLUDED AREAS: WALLS: 115 sq. ft, 9 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

This impressive Village town house has a truly elegant and imposing aesthetic, beautifully integrating with Moira's historic setting, with all its charming variety of individual shops and boutiques, traditional grocers and butchers shops, cafes bars and restaurants. Moira Primary School and Moira's stunning Demesne are just footsteps away, whilst good road networks provide great commuter routes to other towns and cities.

The property has been very well presented, having some carefully considered renovations, which will immediately appeal to a modern market and to those particularly seeking a lifestyle choice for Village living.

A delightful landscaped rear garden takes full advantage of a sunny aspect, whilst the feature pergola provides a fantastic framework a more subtle escape from the hustle and bustle of daily life. One to be viewed and not to be missed!

Features:-

- Imposing three storey end Town House in a central village setting
- Three or four bedrooms, one or two reception rooms
- Attractive hallway with a feature front door and a staircase to the first floor accommodation
- Living room or dining room with an elegant fireplace with inset and hearth. Attractive wooden floor, leading through to the kitchen
- Open plan kitchen with an generous range of fitted high and low level kitchen cabinetry including a built in oven and inset hob with extractor fan above. Space for a washing machine and tumble dryer. Breakfast bar. Space for a free standing fridge/ freezer. Walk in pantry. PVC double glazed double doors leading to the garden
- First floor landing with stairs to the second floor
- Elegant family room or bedroom 4 if required
- Bathroom on the first floor with a stylish white suite including a free standing bath, WC and wash hand basin
- Shower room on the second floor with a large walk in shower area, vanity wash hand basin and WC
- Beautifully landscaped gardens to the rear with patio area, feature pergola and new fencing
- Gas fired central heating
- PVC triple glazed Windows
- Gates lead from Village Green into a parking area. Pedestrian gate at the side



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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