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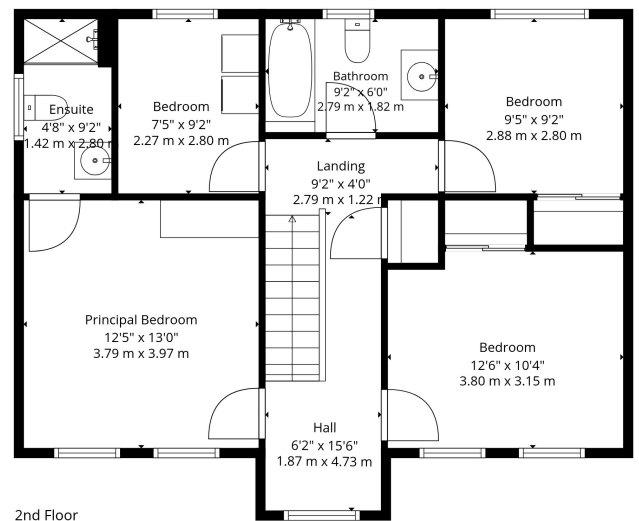
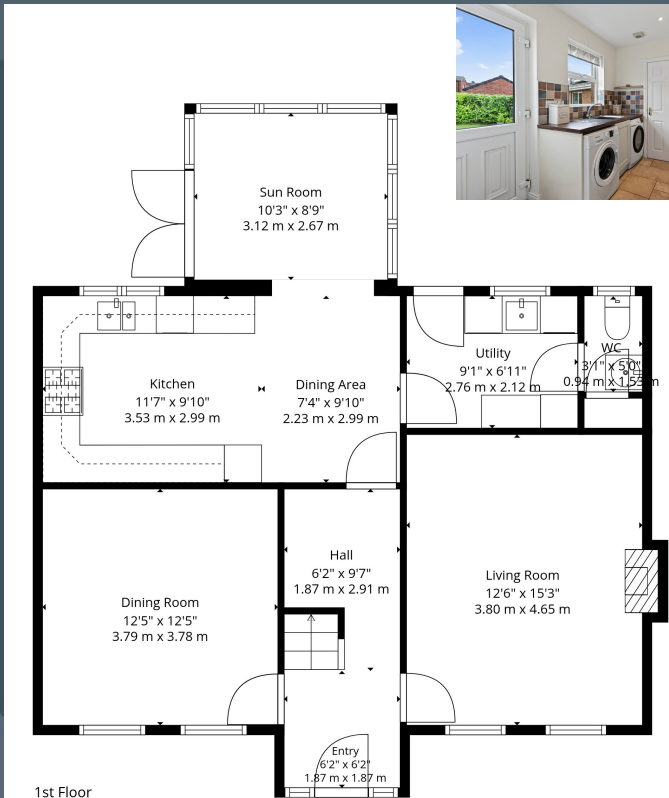
55 MONREE HILL
Donaghcloney BT66 7GY



Offers around
£295,000







TOTAL: 1505 sq. ft, 140 m²
 1st floor: 771 sq. ft, 72 m², 2nd floor: 734 sq. ft, 68 m²
 EXCLUDED AREAS: UTILITY: 63 sq. ft, 6 m², FIREPLACE: 4 sq. ft, 0 m², WALLS: 124 sq. ft, 11 m²

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

This truly elegant and imposing detached dwelling commands arguably one of the best sites within this much admired and highly residential development of exclusive homes, nestling within the heart of Donaghcloney's very pretty and historic cricketing Village with its local amenities and Primary School. Good road networks connect to neighbouring towns and villages including Banbridge with its A1 carriageway connections and indeed Waringstown, Lurgan, Moira, Gilford and Portadown.

The property has a stunning interior, impeccably maintained and presented by the current owners who have created a luxury feel to a very practically designed interior, enhanced only by its spacious rear garden, which will immediately appeal to a young growing family in particular. Viewing a must!

Features:-

- An imposing and exclusive detached dwelling with matching detached garage
- Beautifully designed composite front door with fan and side lights. Welcoming hallway with a spindled staircase to the first floor accommodation. Attractive tiled floor
- Elegant living room with a traditional style fireplace and a feature cast iron stove inset
- Separate dining room or family room or bedroom 5 if required
- Stunning open plan kitchen with dining area, open to a bespoke PVC double glazed conservatory to the rear
- Beautifully designed kitchen with an extensive range of kitchen cabinetry providing generous storage units and including a built in dishwasher, built in fridge/freezer, integrated shelving. Modern style extractor fan. Stoves range with 5 ring gas hob and electric ovens. Feature wall tiles and tiled floor leading into the conservatory
- PVC double glazed conservatory with double doors leading to the rear garden
- Four generous and practical bedrooms, two with built in wardrobes. Master bedroom with a stylish ensuite shower room including a shower, WC and wash hand basin. Fully tiled walls
- Bathroom with a modern suite including a bath, WC and vanity wash hand basin. Shower fitment over bath with glass shower screen. Fully tiled walls and tiled floor
- Detached garage with garage door and separate side door
- Neat gardens laid out extensively in lawns with a patio area. Seating area to the rear with a feature pergola
- PVC double glazed windows
- Oil fired central heating
- Spacious gravel driveway
- Privately owned solar panels for energy efficiency



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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