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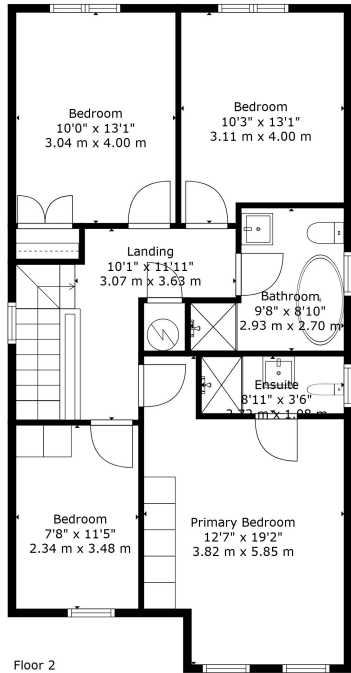
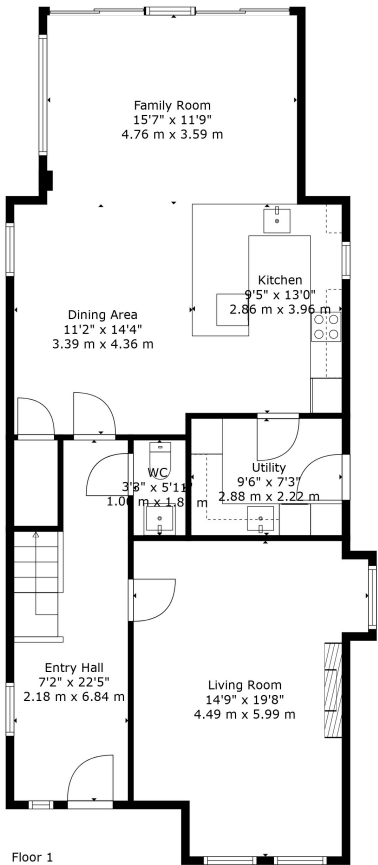
50 MOIRA GATE

Moira BT67 0XZ

Offers over
£499,950

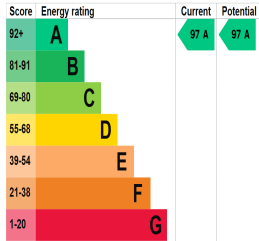






TOTAL: 1715 sq. ft, 159 m2
FLOOR 1: 919 sq. ft, 85 m2, FLOOR 2: 796 sq. ft, 74 m2
EXCLUDED AREAS: UTILITY: 69 sq. ft, 6 m2
WALLS: 137 sq. ft, 14 m2

Sizes And Dimensions Are Approximate. Actual May Vary.



Description

This very contemporary detached residence has been exceptionally well presented, complimenting the overall quality and standard of finishes, reflecting the current owners interventions for a more bespoke and immaculately conceived living accommodation.

The architectural design simply enhances its bright and elegant interior spaces including a welcoming entrance hallway, spacious living room with bay window and a stunning open plan live-in style kitchen with dining and family areas. Bespoke bi fold doors seamlessly connect the garden for summer entertaining, whilst the practicalities of a truly wonderful contemporary kitchen, separate utility room, fully tiled bathroom with shower cubicle and a master bedroom with ensuite shower room all appeal to the family market in particular.

Moira Gate remains much sought after for its modern architectural designs and its convenience to the village for all amenities including primary schools and road networks for other towns and cities. Moira Park and Ride at Moira Train Station is a welcome addition for commuters.

Viewing a must!

Features:-

- Stunning detached exclusive dwelling in a much sought after residential development
- South facing sunny aspect rear garden
- Four spacious bedrooms, master bedroom with a modern style ensuite shower room
- Bright and welcoming entrance hallway with a feature front door and a spindled staircase to the first floor accommodation
- Downstairs cloakroom with WC and wash hand basin
- Spacious living room with bay window and a feature media unit with an integrated electric fire
- Stunning open plan live-in style kitchen with dining and living areas including a bespoke bi fold door unit to connect the garden for summer entertaining
- Beautifully designed contemporary style kitchen with generous range of fitted high and low level units including a built in double oven, inset ceramic induction hob and extractor fan above, Integrated fridge/freezer, built in wine cooler, integrated dishwasher. porcelain sink unit. Granite work tops and a granite waterfall design to the edge of the cabinetry
- Separate utility room, extensively fitted with high and low level units. Space for a washing machine and space for a tumble dryer. Double glazed side door to the driveway
- Fully tiled bathroom on the first floor with a free standing bath, WC and pedestal wash hand basin. Separate shower cubicle with shower fitment.
- Beautifully manicured gardens to the front and rear laid out in lawns with some newly planted trees and shrubs. Decked patio area. Paved patio area. Outside lighting. Tarmac driveway
- Detached garage with its front roller door and separate service door
- Additional solar panels and a 10 kw battery for storage
- PVC double glazed windows
- Gas fired central heating
- Full alarm system
- Floored roof space with pull down ladder and a light
- Wiring in place for an EV charger



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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