

9261 2121
stewartestateagents.com

stewart
estate agents



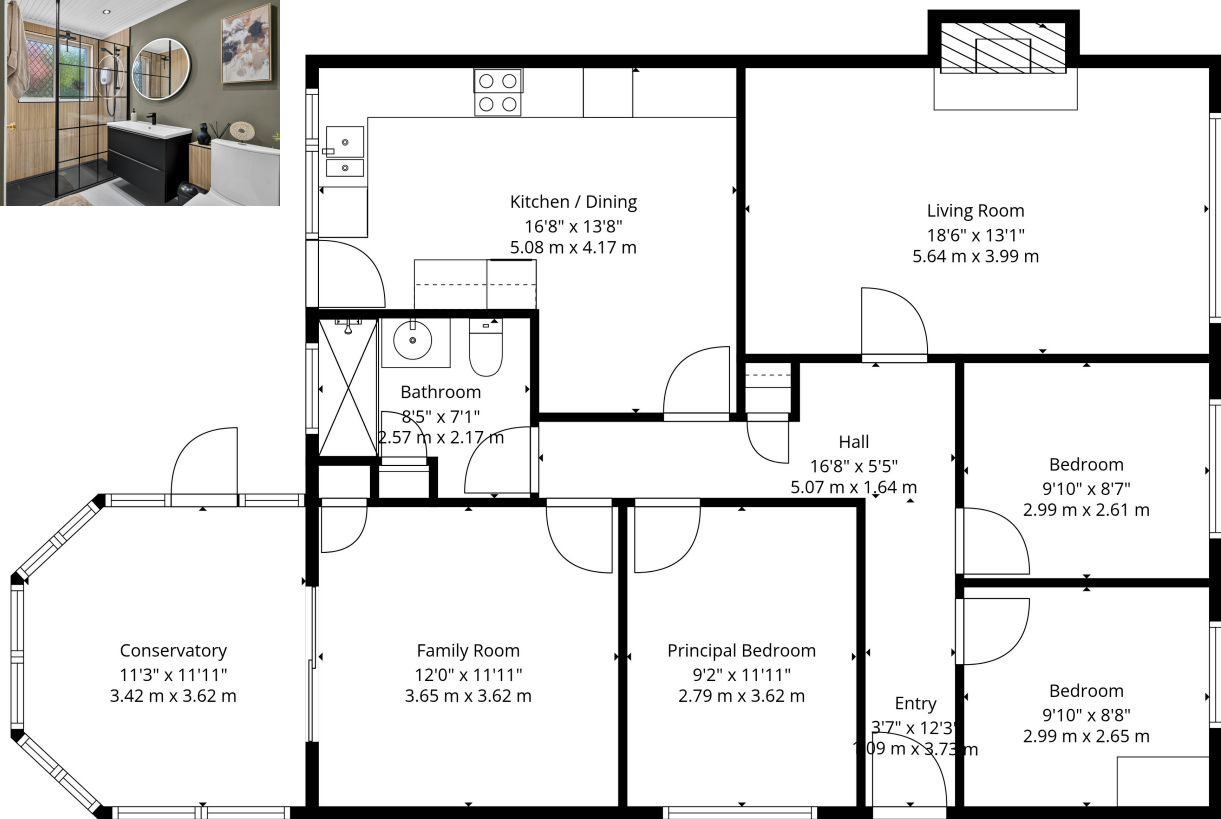
3 BROADWATER PARK

Aghalee BT67 0EW

Offers around
£239,950







TOTAL: 1168 sq. ft, 109 m2
1st floor: 1168 sq. ft, 109 m2
EXCLUDED AREAS: FIREPLACE: 11 sq. ft, 1 m2, WALLS: 79 sq. ft, 7 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F	32 F	
1-20	G		

Description

This very attractive detached bungalow enjoys a wonderfully mature and private setting, nestling within a much admired and highly residential development of similar style homes and bungalows, located within the pretty hamlet of Aghalee with its local amenities including a play park and the stunning canal tow path leading to the Broadwater and Moira train station.

The property has a deceptive interior, providing practical accommodation with the addition of a PVC double glazed conservatory to the rear. A well appointed kitchen and shower room will undoubtedly appeal to those seeking a more modern style interior that is bright and beautifully presented through out. The mature and private gardens will provide a desirable feature for modern living. Viewing a must!

Features:-

- Beautiful detached bungalow in a mature and a much admired residential development
- 3 Spacious bedrooms, master bedroom with feature wall panelling
- Attractive PVC double glazed front door leading into the hallway with a laminate wooden floor and a built in cloak room
- Bright and spacious living room and dining room with an attractive fireplace. Laminate wooden floor. Glazed panelled door from hallway
- Beautifully fitted kitchen with ample high and low level cabinetry including a built in oven and inset hob and a modern style extractor fan above. Space for a washing machine. Inset sink unit. Feature cloaks area with storage cabinets and recess for tumble dryer. Attractive laminate wooden floor
- Stunning shower room with a feature glazed shower screen and shower area, vanity wash hand basin and WC. Built in hot press
- Family room with sliding patio doors leading though to the conservatory. Laminate wooden floor
- PVC double glazed conservatory with double doors leading out to the rear garden
- Brick paved patio area to the rear. Private gardens with some attractive mature trees and shrubs and neat lawns. Tarmac driveway
- Detached garage with garage door and separate service door
- PVC double glazed windows
- Oil fired central heating



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.