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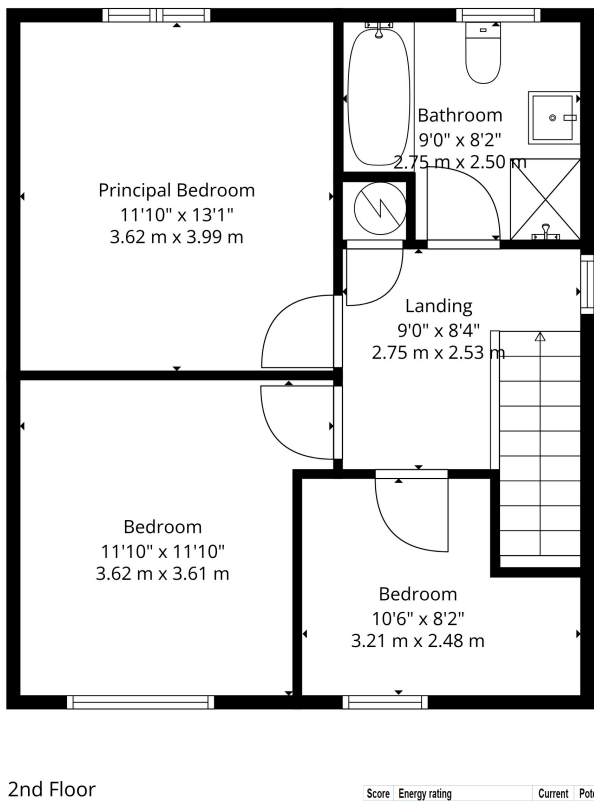
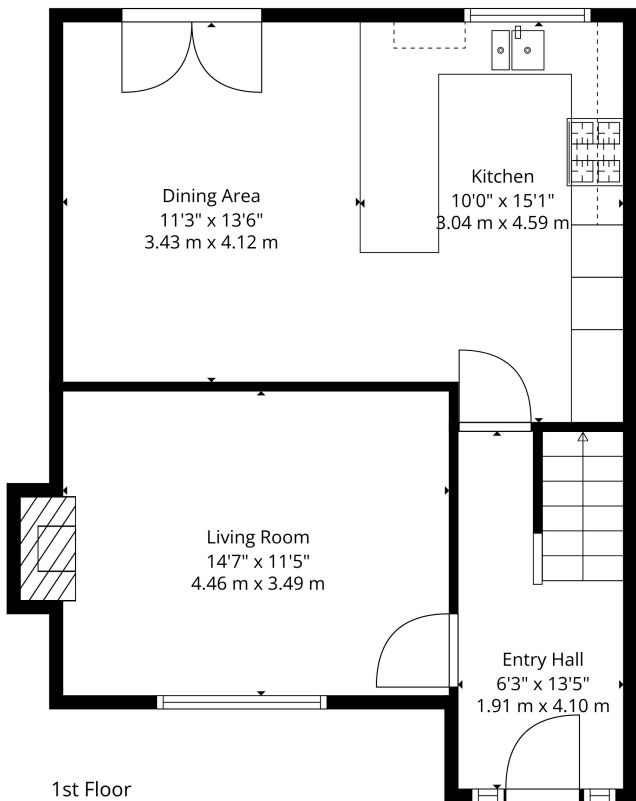


31 MONREE HILL
Donaghcloney BT66 7GY

Offers around
£229,950







TOTAL: 1098 sq. ft, 102 m2
1st floor: 561 sq. ft, 52 m2, 2nd floor: 537 sq. ft, 50 m2
EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2, WALLS: 97 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		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

Description

A very stylish detached dwelling, wonderfully positioned at the top of a cul-de-sac of a much admired residential development and taking full advantage of a private rear garden. The pretty village of Donaghcloney is famous for its linen history and its cricket lawns. Donaghcloney Primary School has an access point at Monree Hill.

The property has generously proportioned accommodation, wonderfully arranged over two floors and includes a beautifully designed kitchen with dining area. Overall the home is beautifully presented and will appeal to a wide spectrum of potential purchasers. Viewing a must!

Features:-

- Attractive detached dwelling enjoying a prime position in an exclusive development of quality homes
- Three good bedrooms
- Bright entrance hallway with a spindled staircase to the first floor accommodation
- Spacious living room with a feature fireplace with inset and hearth
- Open plan kitchen with dining area. Beautifully fitted kitchen cabinetry finished with solid oak panelled doors and providing ample high and low level storage. Built in double oven and an inset gas hob with extractor fan above. Space for a washing machine. Built in fridge/freezer. Tiled floor to the kitchen area. PVC double glazed double doors leading to the rear garden
- Bathroom on the first floor with beautifully tiled walls. Tiled floor. Modern white suite including a bath, WC and wash hand basin. Separate shower cubicle with shower fitment
- Neat gardens to the front and rear laid out in lawns. Patio area at the rear. Timber built cabin with electric and has an open log store. PVC double doors
- PVC double glazed windows
- Oil fired central heating
- Gravel driveway



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.