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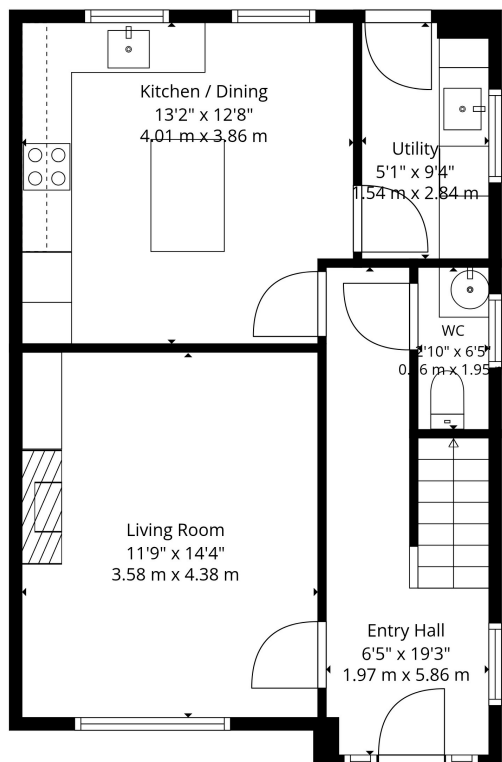


70a MONREE HILL
Donaghcloney BT66 7GZ

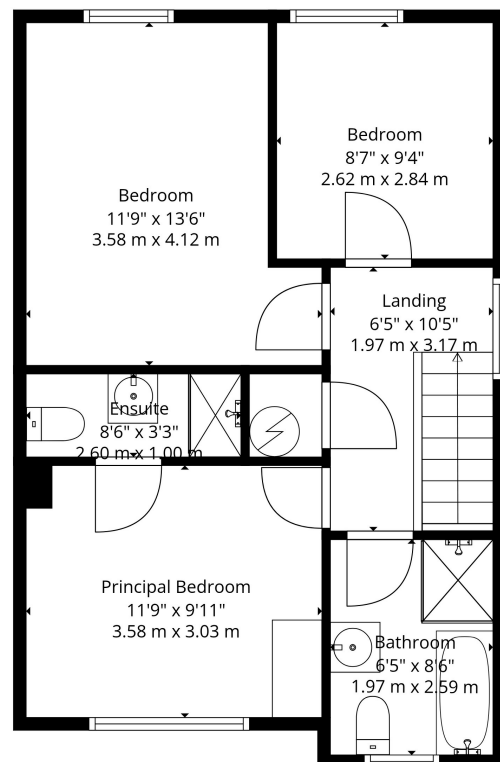
Offers around
£224,950







1st Floor



2nd Floor

TOTAL: 987 sq. ft, 92 m2
 1st floor: 470 sq. ft, 44 m2, 2nd floor: 517 sq. ft, 48 m2
 EXCLUDED AREAS: UTILITY: 47 sq. ft, 4 m2, WALLS: 75 sq. ft, 7 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

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

Description

This very desirable semi-detached home forms part of a stunning development of modern homes, beautifully located on the Monree Road and on the edge of Donaghcloney's pretty cricketing village, having many local amenities including Donaghcloney Primary School and good road networks to neighbouring towns including Banbridge with its A1 carriageway for Sprucefield, Hillsborough, Newry and the south.

The property is beautifully presented having a bright and airy atmosphere throughout, which will immediately appeal to discerning purchasers seeking a modern, contemporary and energy efficient home with the advantage of a detached garage, taking full advantage of this convenient setting. Viewing a must!

Features:-

- Stunning semi-detached home with a detached garage
- Three spacious bedrooms, master bedroom with an ensuite shower room including a stylish suite including a shower cubicle, WC and vanity wash hand basin
- Attractive front door leading into the hallway with a spindled staircase to the first floor accommodation. Downstairs WC with wash hand basin
- Elegant living room with a feature fireplace with a beamed mantle and inset cast iron multi fuel stove
- Stylish kitchen with a generous range of fitted high and low level cabinetry including a matching Island unit. Built in oven and inset hob with extractor fan above. Built in fridge/freezer. Built in dish washer. Partially tiled walls
- Separate utility room with fitted units and space for a washing machine. Larder cupboard. Partially tiled walls
- Bathroom on the first floor with a luxury white suite including a panelled bath, WC and vanity wash hand basin as well as a separate shower cubicle
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway
- Detached garage with roller garage door and separate service door
- Neat gardens to the front and rear laid out in lawns. Patio area at the rear



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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