

A scenic view of Moss Lane in Waringstown. The image shows a paved path leading towards a brick building. In the foreground, there is a field of purple flowers. The sun is shining brightly, creating a lens flare effect. A person is riding a bicycle on the path, and a group of people is standing nearby. The overall atmosphere is bright and sunny.

MOSS LANE

Moss Road, Waringstown



MOSS LANE

Situated in the idyllic County Down village of Waringstown, the development at Moss Lane offers a beautiful range of homes to fit in with modern lifestyle and luxury.

The development is perfectly located, with close links to rail and road networks, offering easy access across the province.

Waringstown and surrounding area offers fantastic shopping, entertainment, dining and leisure facilities. The area boasts fantastic schools serving all ages from primary, secondary and further education.

Lifestyle

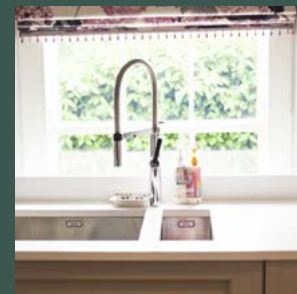
Moss Lane offers homeowners a modern rural lifestyle within minutes from numerous excellent amenities.

With a multitude of beautiful outdoor spaces on your doorstep, there are options for all the family, including South Lakes Leisure Centre, Rushmere Retail Park,

Tannaghmore Gardens, Oxford Island and many more.

Excellent sports facilities are in close proximity including Waringstown Cricket Club. It was formed in 1851 and believed to have the second oldest cricket ground in Northern Ireland.



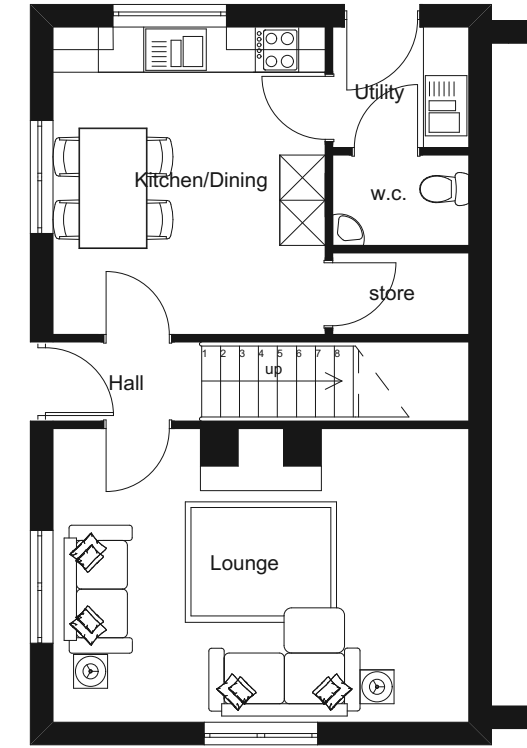


A UNIQUE
DEVELOPMENT OF
DETACHED AND
SEMI DETACHED
QUALITY HOMES





Ground floor plan



House type A

Lounge - 5.5 m x 3.9 m (18'0" x 12'9")

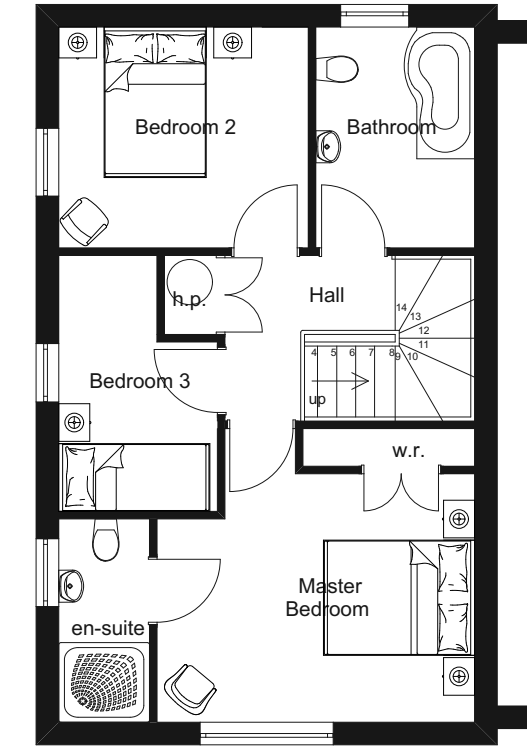
Kitchen / Dining - 3.6 m x 4.0 m (11'9" x 13'1")

Utility - 1.8 m x 1.6 m (5'10" x 5'2")

Hallway - 2.0 m x 1.05 m (6'6" x 3'5")

w.c - 1.8 m x 1.2 m (5'10" x 3'11")

First floor plan



House type A

Master bedroom - 4.2 m / 3.3 m x 3.3 m (13'7" / 10'9" x 10'9")

En-suite - 1.2 m x 2.7 m (3'11" x 8'10")

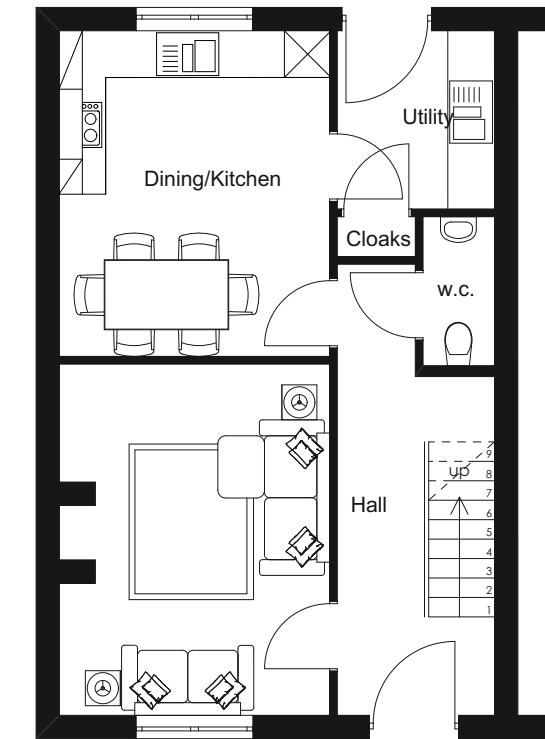
Bedroom 2 - 3.3 m x 2.9 m (10'9" x 9'6")

Bedroom 3 - 2.0 m x 3.4 m / 2.25 m (6'6" x 11'1" / 7'4")

Bathroom - 2.1 m x 2.9 m (6'10" x 9'6")



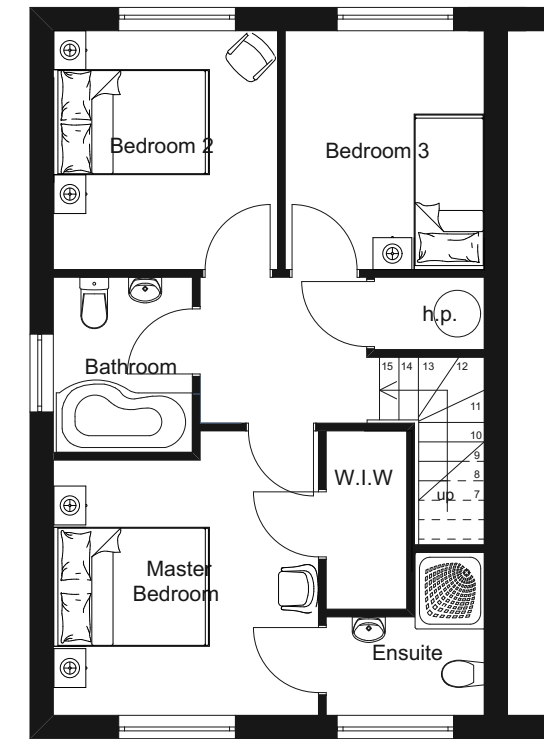
Ground floor plan



House type B

- Lounge - 3.5 m x 4.5 m (11'5" x 14'9")
- Kitchen / Dining - 3.5 m x 4.1m (11'5" x 13'5")
- Utility - 2.0 m x 2.2 m (6'6" x 7'2")
- Hallway - 2.0 m x 5.7 m (6'6" x 18'8")
- w.c - 0.9 m x 1.9 m (2'11" x 6'2")

First floor plan



House type B

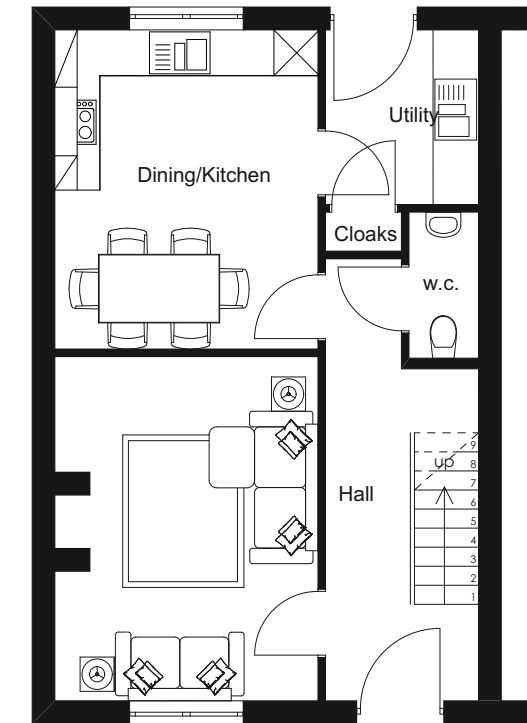
- Master bedroom - 3.4 m x 3.65 m / 3.25 m (11'1" x 11'11" / 10'7")
- En-suite - 2.0 m x 1.25 m / 2.0 m (6'6" x 4'1" / 6'6")
- Bedroom 2 - 2.9 m x 3.0 m (9'6" x 9'10")
- Bedroom 3 - 2.5 m x 3.0 m (8'2" x 9'10")
- Bathroom - 1.85 m x 2.25 m (6'0" x 7'4")

THE GLEN

Double fronted, 3 bedroom, semi-detached | 1,060 Sq.Ft



Ground floor plan



House type B

Lounge - 3.5 m x 4.5 m (11'5" x 14'9")

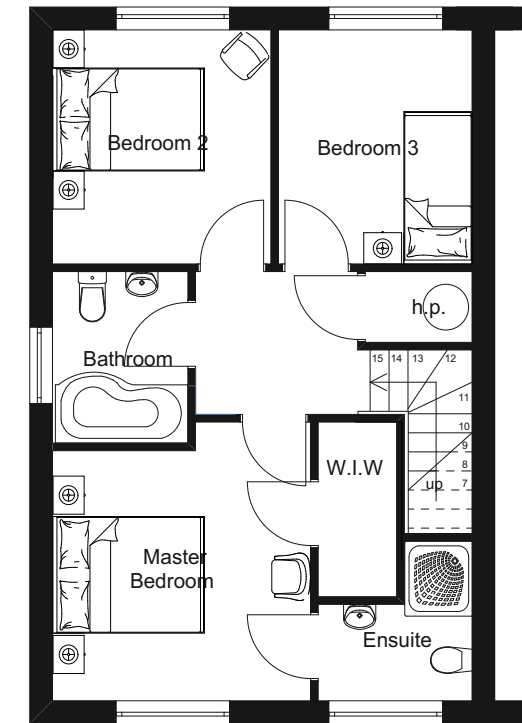
Kitchen / Dining - 3.5 m x 4.1m (11'5" x 13'5")

Utility - 2.0 m x 2.2 m (6'6" x 7'2")

Hallway - 2.0 m x 5.7 m (6'6" x 18'8")

w.c - 0.9 m x 1.9 m (2'11" x 6'2")

First floor plan



House type B

Master bedroom - 3.4 m x 3.65 m / 3.25 m (11'1" x 11'11" / 10'7")

En-suite - 2.0 m x 1.25 m / 2.0 m (6'6" x 4'1" / 6'6")

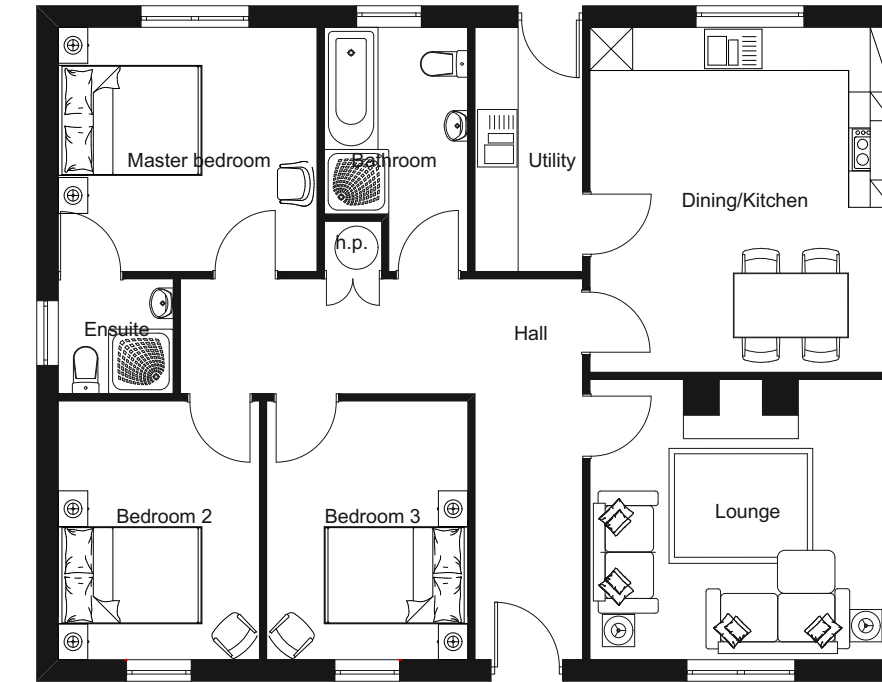
Bedroom 2 - 2.9 m x 3.0 m (9'6" x 9'10")

Bedroom 3 - 2.5 m x 3.0 m (8'2" x 9'10")

Bathroom - 1.85 m x 2.25 m (6'0" x 7'4")

THE BANN

3 bedroom, semi-detached | 1,090 Sq.Ft



- Lounge - 4.2 m x 3.9 m (13'9" x 12'9")
- Kitchen / Dining - 4.2 m x 4.8 m (13'9" x 15'8")
- Utility - 1.5 m x 3.4 m (4'11" x 11'1")
- Hallway - 1.5 m x 5.3 m (4'11" x 17'4")
- Bathroom - 2.0m x 2.6m / 3.4m (6'6" x 8'5" / 11'1")
- Master bedroom - 3.6 m x 3.4 m (11'9" x 11'1")
- En-suite - 1.6 m x 1.6 m (5'2" x 5'2")
- Bedroom 2 - 2.8 m x 3.6 m (9'2" x 11'9")
- Bedroom 3 - 2.8 m x 3.6 m (9'2" x 11'9")

House type E

THE ANNACLOY

3 bedroom bungalow | 1,097 Sq.Ft

INTERNAL FEATURES

Raised internal ceiling heights.
Choice of luxury kitchen units, door handles and work tops.
Electric oven and ceramic hob.
Integrated fridge freezer and dishwasher.
Tiling in hallway, kitchen, WC, utility room, bathroom and en-suites.
Deep pile carpet on stairs, landing and bedrooms.
Wood effect laminate flooring in lounge.
Interior paint finishes to all internal walls, ceilings and woodwork.
Fitted bathroom and en-suites in contemporary white.
Mains pressurised water system including showers.
High efficiency oil fired heating system and electronic timer.
Electric fire to lounge.

ELECTRICAL FEATURES

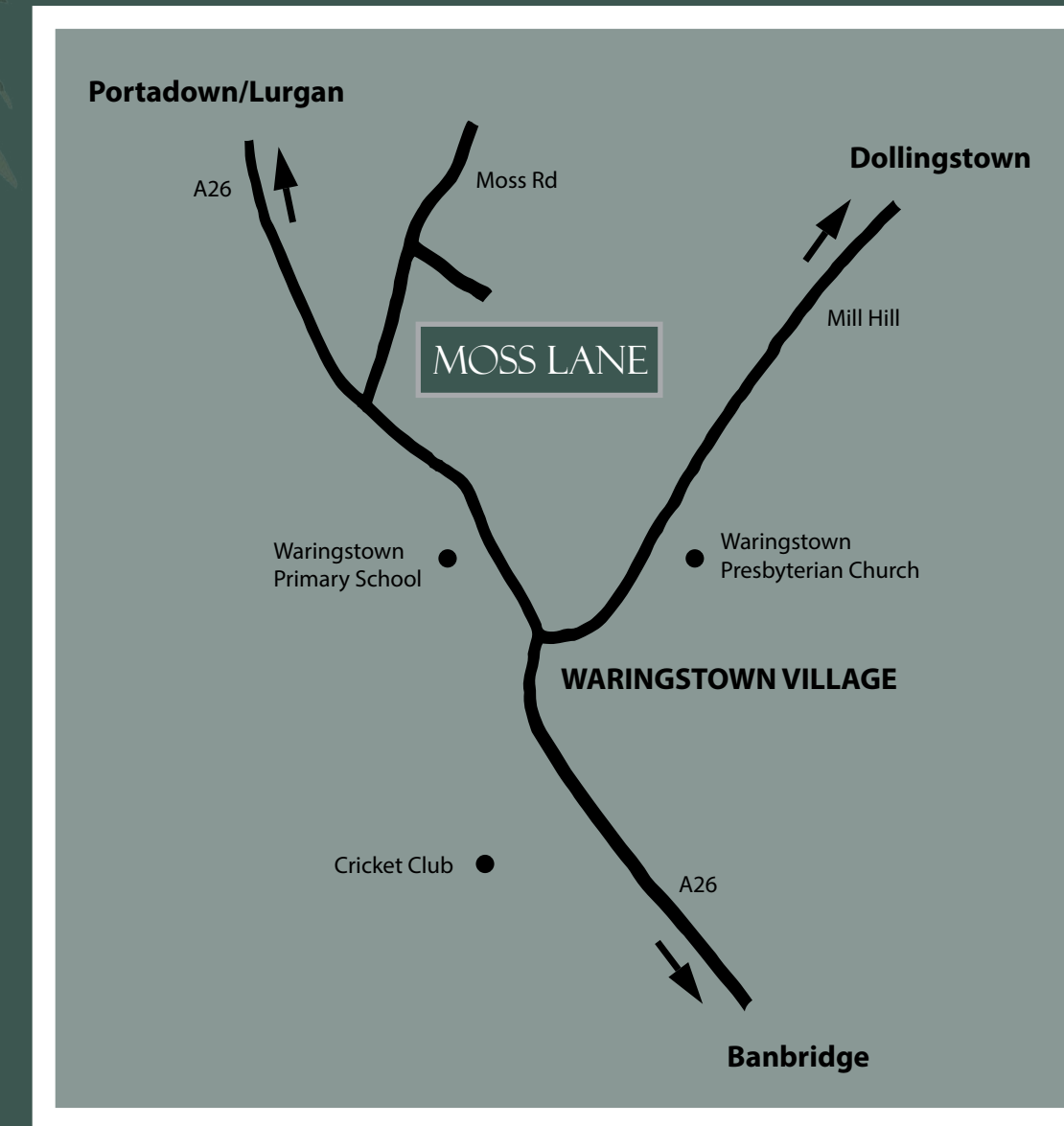
Energy efficient LED down lighting in kitchen/dining and bathrooms.
Feature brushed chrome switches and sockets throughout.
Comprehensive range of electrical, television and telephone points.
Fitted smoke and carbon monoxide detectors.

EXTERNAL FEATURES

10 year structural guarantee.
Tarmac driveways.
Heritage mud stock brick.
Natural slate effect roof.
Black seamless aluminium guttering.
Garden lawns top soiled, levelled and seeded.
Perimeter rear garden surrounded in 6 foot timber fencing.

SPECIFICATION

BELFAST - 21.4 MILES
DUBLIN - 86.4 MILES
DROMORE - 8.5 MILES
HILLSBOROUGH - 10.4 MILES
PORTADOWN - 9.2 MILES
BANBRIDGE - 7.7 MILES
DUNGANNON - 23.6 MILES
ARMAGH - 19.6 MILES
NEWRY - 21.9 MILES



LOCATION



@mosslanewaringstown

