



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

Rowan House
29 Moss Road
Waringstown
BT66 7QY

Bedroom	3
Reception	2
Bathroom	3



Beautifully designed three bedroom detached family home with garage set upon a generous site within walking distance of Waringstown Village

Offers in Excess of : £425,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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TAKING YOU HOME

Rowan House is one of those properties that is instantly recognisable due to its stunning individual design that has drawn much admiration since it was constructed. It is set upon a generous site within walking distance to Waringstown Village which has an abundance of shops, amenities and a highly regarded primary school to offer. Built just seven years ago, this bespoke detached property has been finished to the very highest standard with much consideration given to the layout, use of natural light and high end finishes throughout. The kitchen is the heart of every home, and this triple aspect area is open plan to dining and a comfortable living area making it a welcoming room for friends and family. The layout offers excellent storage with an array of high and low storage units, larder, beautiful peninsula island, complimented by a catalogue of integrated appliances. Relax in the spacious lounge with views of the garden, which flows open plan to a dining room. The ground floor is completed by utility room and WC. On the first floor there is a gallery style landing, with three double bedrooms. The master suite comprises of a large bedroom with walk in wardrobe, en suite and built in wardrobes. The second and third bedrooms share a Jack & Jill bathroom. There is a wonderful garden to the rear with mature trees and planting, alongside a generous lawn area and paved patio. A large detached garage sits to one side, and has solar panels to the roof for energy efficiency. (Owned outright). We feel that Rowan House is a very special property, and would recommend booking your viewing in at an early opportunity.



- Bespoke detached family home set upon a generous site within walking distance to Waringstown Village
- Three double bedrooms (Master en suite and walk in wardrobe)
- Triple aspect kitchen dining living with stunning Cottage Kitchens designed units and coordinating island
- Dining room open plan to living room, with beautiful views of the garden
- Utility & downstairs WC
- Gallery style landing to first floor
- Detached garage with electric roller door and solar panels to roof
- Excellent gardens to the rear laid in lawn with fruit trees and paved patio area
- Energy efficient insulated plasterboard to internal walls
- Air source pump heating



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

ENTRANCE HALL

Double height entrance. Composite entrance door with glazed panels around. Alarm panel. Solid wood staircase with glazed panels, feature low-level wall lighting.

KITCHEN DINING LIVING

5.23m x 7.37m (17' 2" x 24' 2") (EXCLUDING BAY WINDOW)

Triple aspect room with bay window to front. Excellent range of kitchen cabinets by Cottage Kitchens with solid wood doors, double door pantry, larder style unit, display cabinets with glazed panels and lighting, range of saucepan drawers and quartz worktops, upstands and splashback to range area. Feature island unit with quartz and solid wood worktop and seating area. Full range of appliances include electric range cooker with double oven, single gas hob, electric oven, microwave / grill oven, integrated dishwasher and fridge. Underfitted stainless steel sink with mixer to island. Tiled flooring. TV point for wall mounted TV. Recessed lighting and ceiling roses over island.

UTILITY ROOM

Range of low level units including double door larder style unit. Stainless steel sink and drainage unit. Space for washing machine, tumble dryer and low level fridge. Tiled flooring. Composite door giving access to rear.

GROUND FLOOR WC

2.48m x 1.32m (8' 2" x 4' 4") (MAX)

Dual flush WC with cistern built into wall. Wash hand basin with vanity unit below. Tiled flooring and feature wall tiling. Recessed lighting and extractor fan. Plumbed for shower.

LIVING ROOM

3.83m x 5.54m (12' 7" x 18' 2")

Triple aspect reception room with feature corner window. Fireplace with multi fuel stove on granite hearth. UPVC patio doors leading to rear garden. Wood effect laminate flooring. TV point. Open plan to dining room.

DINING ROOM

4.16m x 4.05m (13' 8" x 13' 3") (MAX)

Door with glazed panel and glazed panel to either side. Wood effect laminate flooring. Open plan to living room.

FIRST FLOOR LANDING

Gallery landing. Wood effect laminate flooring. Hotpress with radiator and shelving. Recessed lighting.

MASTER BEDROOM SUITE

4.62m x 4.96m (15' 2" x 16' 3")

Spacious dual aspect double bedroom. Fitted double door wardrobe. Oversized floating wash hand basin with vanity unit below. Walk-in wardrobe. Wood effect laminate flooring.

WALK IN WARDROBE

2.58m x 2.23m (8' 6" x 7' 4")

Excellent range of clothes rails and shelving. Recessed lighting. Roof window. Wood effect laminate flooring.



ENSUITE

2.53m x 2.19m (8' 4" x 7' 2")

Dual aspect ensuite Large wall-in shower with mains fed shower, additional rainfall showerhead and glazed side panel. Dual flush WC with hide cistern, floating wash hand basin with half pedestal. Tiled flooring and feature wall tiling. Large fitted mirror above wash basin. Heated towel rail. Extractor fan.

BEDROOM TWO

4.34m x 3.98m (14' 3" x 13' 1")

Dual aspect double bedroom. TV point. Recessed lighting. Access to Jack and Jill ensuite.

JACK & JILL ENSUITE

3.33m x 1.55m (10' 11" x 5' 1")

P shaped bath with shower head attachment and shower screen. Dual flush WC and floating wash hand basin with vanity unit below. Wood effect laminate flooring. Window providing natural light. Heated towel rail. Recessed lighting. Extractor fan.

BEDROOM THREE

3.58m x 3.96m (11' 9" x 13' 0") (MAX)

Rear aspect double bedroom. Built-in wardrobe with shelving, clothes rails and lighting. TV point. Wood effect laminate flooring. Recessed lighting.

OUTSIDE

GARAGE

6.97m x 4.82m (22' 10" x 15' 10")

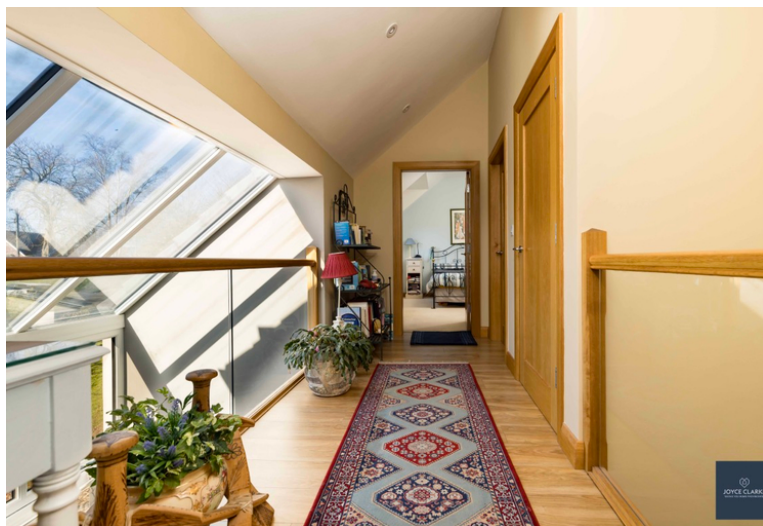
Large garage, electric roller garage door. Side double glazed window with UPVC frame and composite pedestrian door. Connected to alarm system. Lighting and power points. Solar panels to roof (owned outright). Outside lighting and tap.

FRONT GARDEN

Pillared entrance with gravel driveway leading to front of property and parking area. Front garden laid in lawn with mature planting. Wall to front boundary with integral lighting. Paved pathway surrounding the property.

REAR GARDEN

Paved patio area. Air source heat pump. Spacious rear garden with majority laid in lawn. Mature planting, trees and fruit trees. Raised vegetable bed. Garden shed with decked area to front.



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