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**78 GLEBE GARDENS**

Moira BT67 0TU



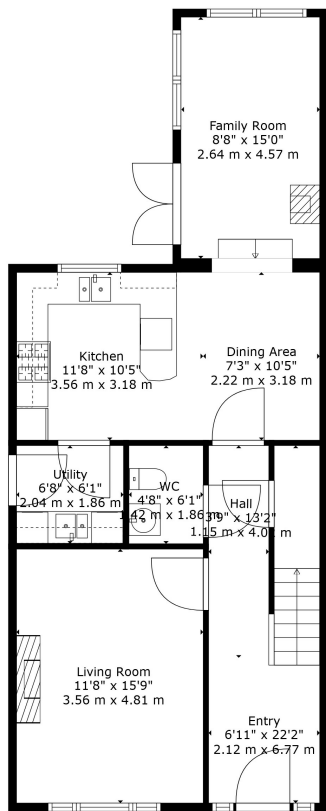
Offers around  
**£309,950**



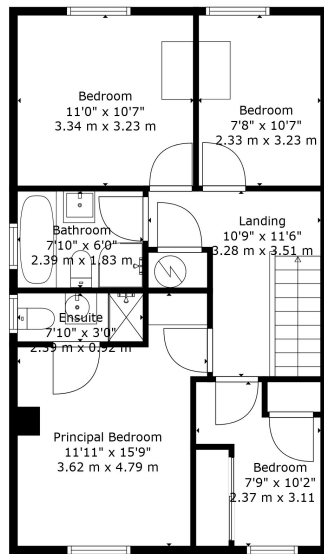








Floor 1



Floor 2



**TOTAL: 1347 sq. ft, 125 m2**  
FLOOR 1: 722 sq. ft, 67 m2, FLOOR 2: 625 sq. ft, 58 m2  
EXCLUDED AREAS: UTILITY: 41 sq. ft, 4 m2, WALLS: 122 sq. ft, 11 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Description

This stunning semi-detached home is undoubtedly one of the finest examples of an exclusive village home and having a truly wonderful view to the rear.

The property has a practical layout for modern living with stylish architectural features including an attractive front door and fan light, some ceiling cornicing and centre roses as well as stylish flooring and wall tiling. Glebe Gardens has an exclusive feel from its mature tree lined avenues, located on the edge of Moira's bustling village for all amenities including Moira Demesne, Moira Primary School and Rowandale Integrated Primary School, good road networks and transport facilities.

All in all, a truly magnificent home that will immediately appeal in the current market. Viewing a must!

### Features:-

- Stunning semi-detached exclusive home with beautiful views to the rear
- Four good bedrooms, master bedroom with ensuite shower room
- Elegant hallway with an attractive front door and feature fan light above. Spindled staircase to the first floor accommodation. Ceiling cornice and centre rose
- Down stairs cloak room under stairs, separate WC and wash hand basin
- Living room with a stylish modern style wooden fireplace with inset and hearth. Ceiling cornice and centre rose
- Beautifully designed open plan kitchen with dining room and open plan to the sun room at the rear
- Practically designed kitchen cabinetry with ample high and low level storage including a built in oven, inset gas hob and extractor fan above. Integrated dish washer
- Separate utility room with fitted units and space for a washing machine and tumble dryer
- Vaulted sun room to the rear with double doors to the sunny aspect rear garden as well as a feature cast iron stove
- Bathroom on the first floor with a white suite including a bath, WC and wash hand basin. Separate shower cubicle
- PVC double glazed windows
- Oil fired central heating
- Brick paved driveway
- Neat lawns to the front and rear. Patio area and decked area to the rear
- Stunning example of an exclusive Glebe Garden home for modern village living



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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