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11 BALLYEDEN MEADOWS

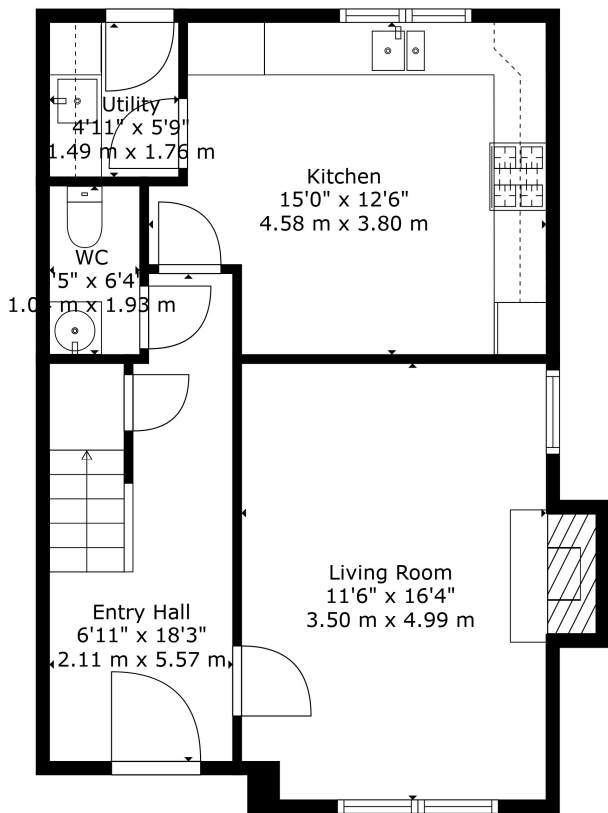
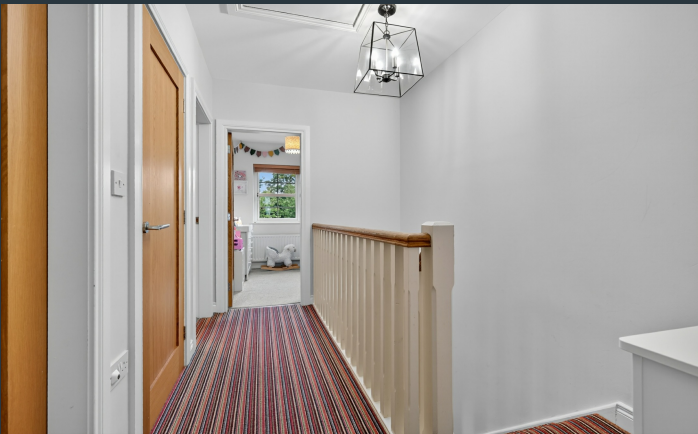
Magheralin BT67 0WU



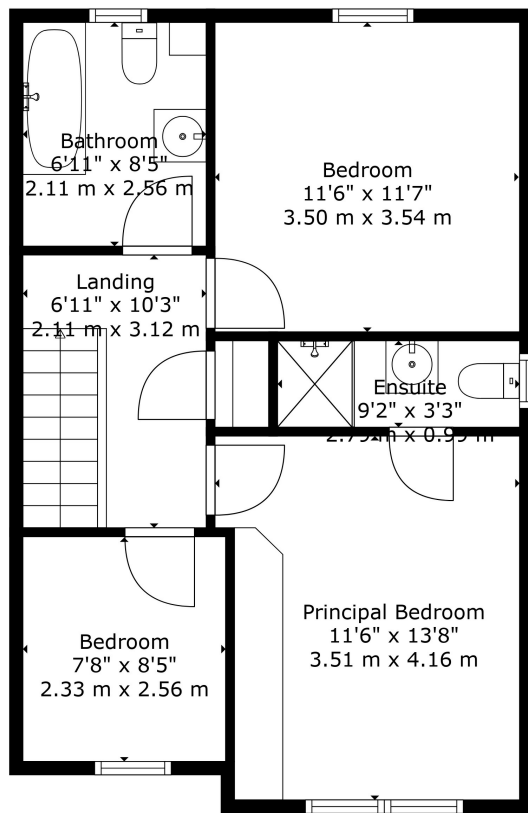
Offers around
£227,950







Floor 1



Floor 2

TOTAL: 1046 sq. ft, 97 m2
FLOOR 1: 510 sq. ft, 47 m2, FLOOR 2: 536 sq. ft, 50 m2
EXCLUDED AREAS: UTILITY: 28 sq. ft, 3 m2, FIREPLACE: 10 sq. ft, 1 m2, WALLS: 95 sq. ft, 8 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

A beautifully presented semi-detached home, enjoying a very enviable position at the top of a highly respected residential development, having a generous and private rear garden and taking full advantage of the communal green at the front.

The property has been wonderfully finished for modern living with many attractive features including panelled style walls, some elegant tiled floors, fully tiled ensuite and contemporary oak panelled interior doors.

Ballyeden Meadows has access to the main Belfast Road for commuter routes to Moira, with its M1 motorway link and train station and is convenient to the local amenities of Magheralin including Maralin Village Primary school and Edenmore Golf Club. One to viewed and not to be missed!

Features:-

- Handsome semi-detached home with detached garage
- Three elegant bedrooms, master bedroom with an exclusive range of fitted wardrobes and an adjoining ensuite shower room with shower, WC and wash hand basin
- Spacious hallway with a spindled staircase to the first floor accommodation
- Downstairs cloak room with a WC and wash hand basin
- Living room with an attractive fireplace and inset glass screen gas fire
- Contemporary style fitted kitchen with a good range storage cabinetry as well as a built in oven, gas hob and extractor fan, built in fridge/freezer and an integrated dishwasher
- Separate utility room with fitted units and space for a washing machine
- Bathroom on the first floor with a contemporary white suite including a bath, WC and wash hand basin
- Detached garage with garage door and separate service door
- Spacious rear gardens laid out in neat lawns. Patio area. Tarmac driveway
- Attractive position at the top of this residential development overlooking the communal green



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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