

9261 2121
stewartestateagents.com

stewart
estate agents

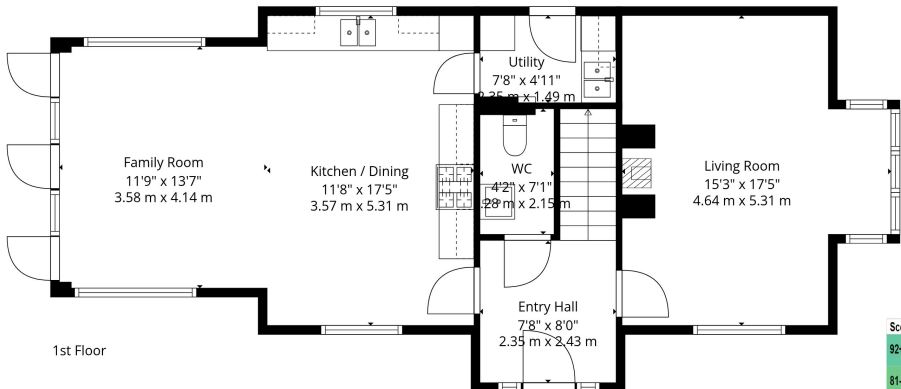
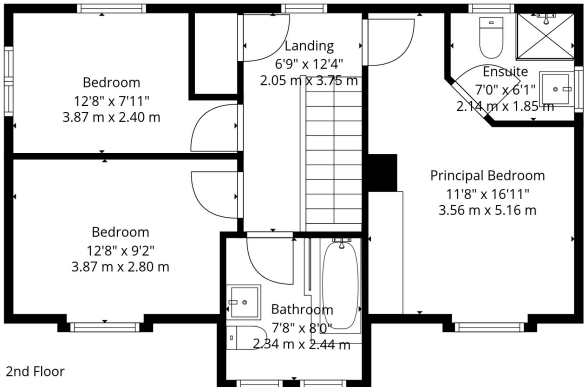


3 MOIRA GATE
Moira BT67 0XZ

Offers over
£364,950







TOTAL: 1295 sq. ft, 120 m2
1st floor: 724 sq. ft, 67 m2, 2nd floor: 571 sq. ft, 53 m2
EXCLUDED AREAS: UTILITY: 38 sq. ft, 4 m2, WALLS: 123 sq. ft, 11 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

This very fine detached contemporary style residence is a welcome addition to the current market, having a stunning architectural design, complimented by a contemporary style interior including very spacious open plan live-in style kitchen with wall to wall bi folding doors leading to the rear gardens.

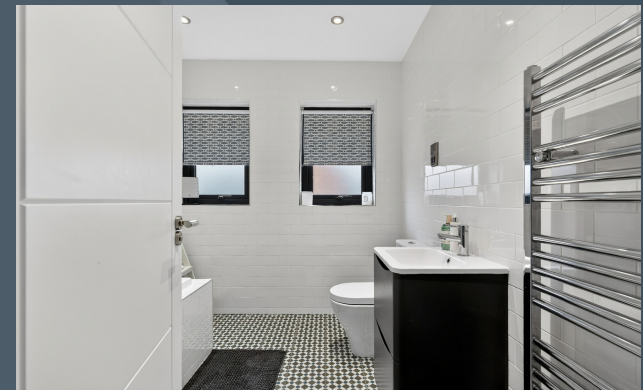
The bright and elegant living room has a feature box bay window and the first floor accommodation includes a practical bedroom layout including the principle bedroom with an ensuite shower room.

Moira Gate has undoubtedly proven to be a much sought after residential development, wonderfully positioned on the edge of Moira bustling village with its array of shops and boutiques, cafes, bars and restaurants. Good road networks and excellent primary schools will appeal in particular to the family market.

Viewing a must!

Features:-

- Stunning detached contemporary style residence
- Three spacious bedrooms, master bedroom with exclusive range of fitted wardrobes and a contemporary style ensuite shower room including a shower, WC and wash hand basin
- Feature front door leading into a bright and airy hallway with stairs to the first floor accommodation. Beautifully tiled floor
- Downstairs cloak room with WC and wash hand basin
- Elegant living room with a modern walk in box bay window and a chimney breast with inset cast iron stove
- Stunning open plan kitchen with dining and family area with a contemporary style Bi fold patio doors to the garden and a feature high level window
- Beautifully designed kitchen with a shaker style high and low level cabinetry with a built in oven, inset 5 ring gas hob and extractor fan. Built in dish washer and a built in fridge/freezer. Inset Porcelain sink unit. Attractive tiles walls. Tiled floor
- Separate utility room with fitted units and space for a washing machine
- Bathroom on the first floor with a modern style suite including a bath, WC and vanity wash hand basin. Attractive tiled walls and feature tiled floor. Chrome towel rail
- PVC double glazed windows
- Gas fired central heating
- Car charging point
- Neat gardens laid out in lawns. Tarmac driveway



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.

stewart estate agents | 34a Main Street, Moira. BT67 0LE

