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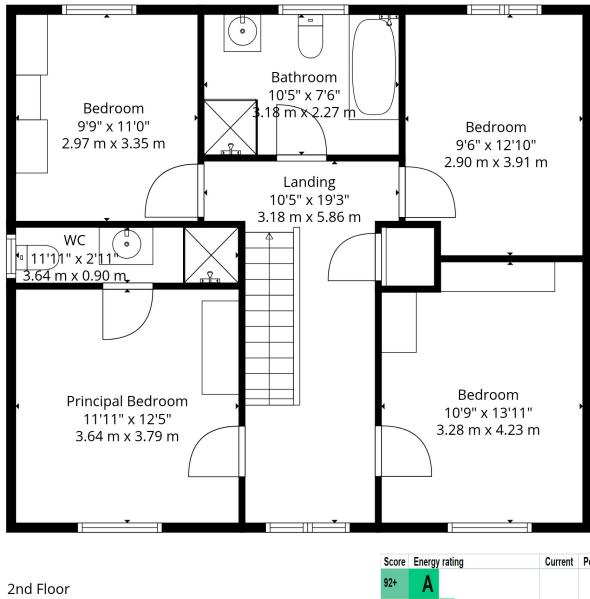
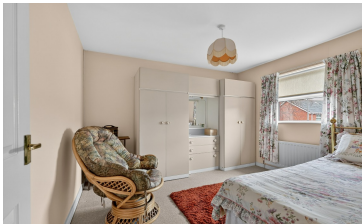
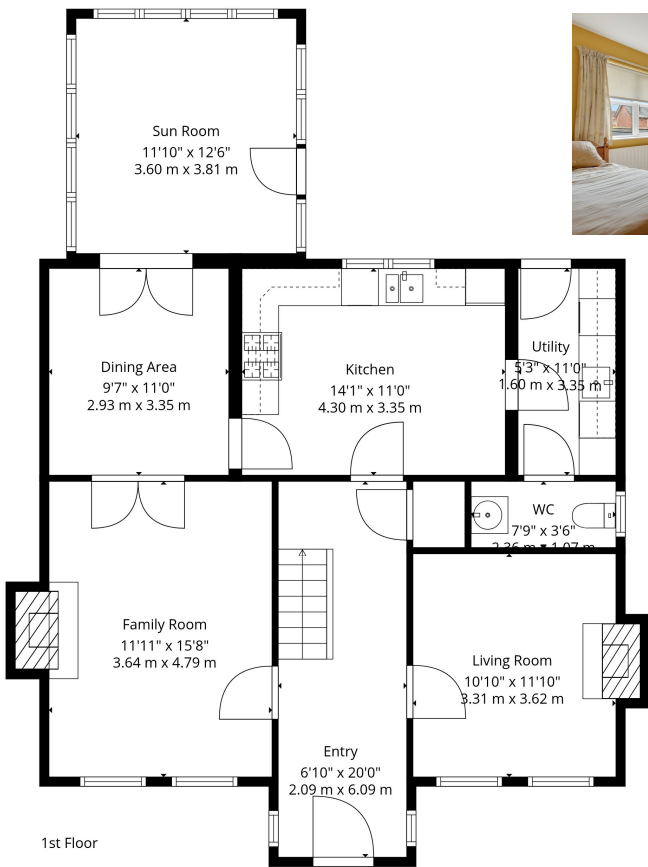


22 OLDE FORGE
New Forge Road Magheralin BT67 0RS

Offers around
£339,950

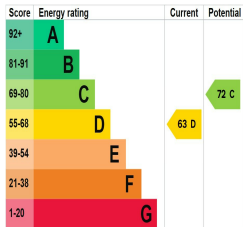






TOTAL: 1763 sq. ft, 164 m2
1st floor: 943 sq. ft, 88 m2, 2nd floor: 820 sq. ft, 76 m2
EXCLUDED AREAS: UTILITY: 58 sq. ft, 5 m2, FIREPLACE: 15 sq. ft, 2 m2, WALLS: 139 sq. ft, 13 m2

Sizes And Dimensions Are Approximate. Actual May Vary.



Description

A very exclusive detached residence with an attractive and desirable architectural design, having a practical interior layout which will undoubtedly appeal to a wide range of potential purchasers including the family market in particular.

A stylish interior presentation creates a wonderfully elegant ambience to a series of exceptional living spaces. Ascending a spindled staircase, the first floor will reveal four spacious bedrooms, principle bedroom with ensuite shower room and a generously proportioned bathroom with a modern style suite.

The corner position will be a prime selling feature, neatly located within this beautiful development and convenient to the local amenities of Magheralin Village including Maralin Primary School.

Features:-

- Exclusive detached residence with detached garage
- Four practical bedrooms, master bedroom with ensuite shower room
- Bright and elegant hallway with a spindled staircase to the first floor gallery landing
- Living room with a feature fireplace and matching hearth and glazed double doors to the dining room
- Generously proportioned dining room with a wooden floor continued on from the living room and hallway
- Adjoining sun room to the rear with exposed brick internal walls, tiled floor and a PVC double glazed door to the rear garden
- Separate family room with a feature fireplace and a wooden floor continued from the hallway
- Open plan kitchen with dining area including a beautifully fitted kitchen with ample high and low level units including feature granite work surfaces. Built in oven, inset gas hob and extractor fan above. Integrated dishwasher. Integrated fridge
- Separate utility room with a good range of fitted units including a space for a washing machine and space for a tumble dryer
- Downstairs cloak room with WC and wash hand basin
- Bathroom on the first floor with a very exclusive suite including a bath, WC and wash hand basin as well as a separate shower cubicle
- Oil fired central heating
- PVC double glazed windows
- Tarmac driveway
- Brick paved patio area and pathways
- Beautiful gardens laid out in lawns with planted borders



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.