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**73 BALLYEDEN MEADOWS**

Magheralin BT67 0WU

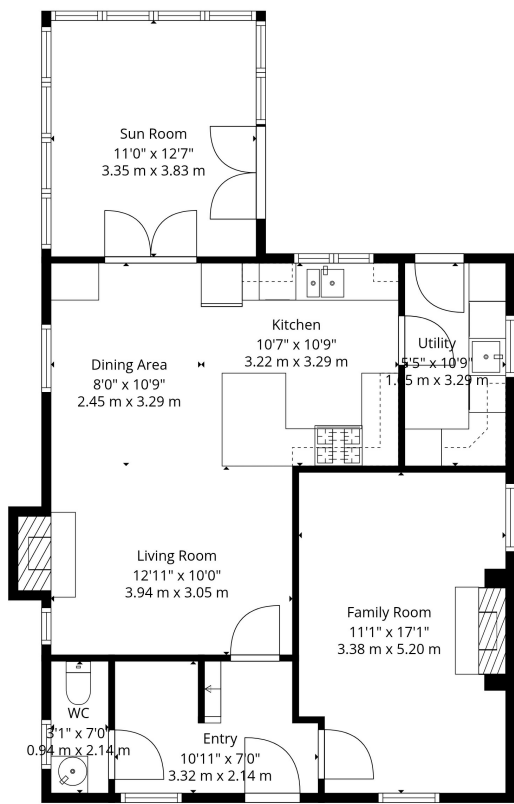
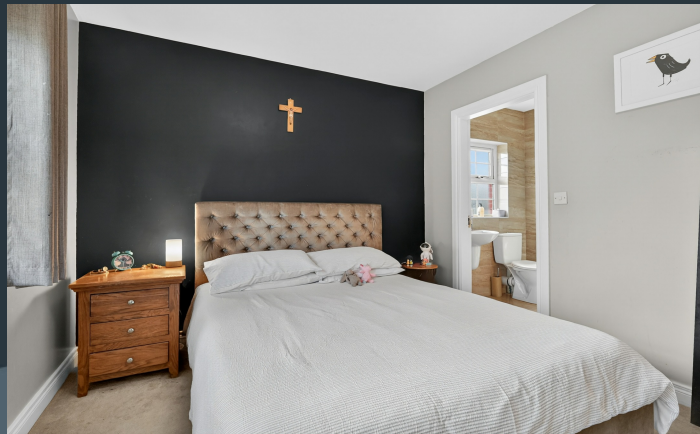
Offers around  
**£309,950**



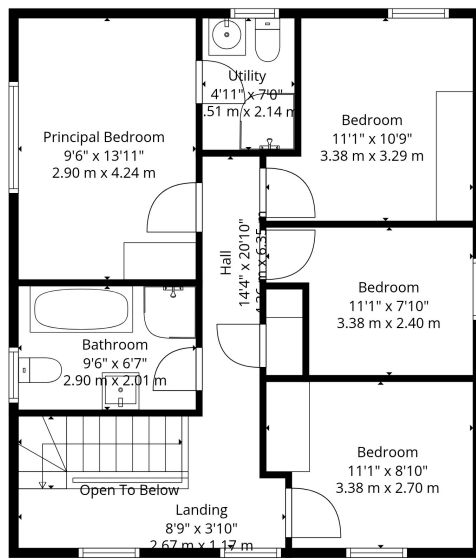








1st Floor



2nd Floor

**TOTAL: 1389 sq. ft, 129 m2**  
1st floor: 771 sq. ft, 72 m2, 2nd floor: 618 sq. ft, 57 m2  
EXCLUDED AREAS: UTILITY: 93 sq. ft, 8 m2, FIREPLACE: 9 sq. ft, 1 m2, LANDING: 33 sq. ft, 3 m2, WALLS: 118 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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Description

A handsome detached home with sun room and detached garage, nestling within this ever popular residential development of exclusive homes and enjoying a private aspect to the rear.

The interior accommodation has a wonderful flow for modern expectations, including an open plan kitchen with dining and family area and connecting doors to a sun room at the rear.

Ballyeden Meadows remains a popular choice for a wide spectrum of potential purchasers including the family market, for its convenience to the local amenities and Maralin Village Primary School as well as for the main Belfast Road for Moira and Lurgan and their M1 connections for Belfast and the west.

Features:-

- Stunning detached residence with matching detached garage
- Four generous bedrooms, master bedroom with ensuite shower room
- Attractive hallway with a feature spindled staircase to the first floor accommodation
- Down stairs cloak room with WC and wash hand basin
- Elegant living room with a beautifully designed contemporary style fireplace surround with granite hearth and open fire
- Open plan live in style kitchen with dining and family areas, with double doors leading into the sun room at the rear
- Family area with a feature inset cast iron stove
- Contemporary style kitchen with a generous range of fitted high and low cabinetry including a built in fridge/freezer, integrated dishwasher, built in oven and inset gas hob
- Separate utility room with an generous range of fitted units including a space for a washing machine and a space for a dish washer
- Sun room with PVC double glazed double doors to the rear gardens
- Bathroom on the first floor having a contemporary style white suite including a free standing bath, WC and wash hand basin as well as a separate shower cubicle. Tiled walls with an attractive tile design
- PVC double glazed windows
- Gas fired central heating
- Neat gardens to the front and rear. Rear garden enjoys a private aspect and has a patio area



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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