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138 MONREE HILL
Donaghcloney BT66 7GZ

Offers around
£279,950





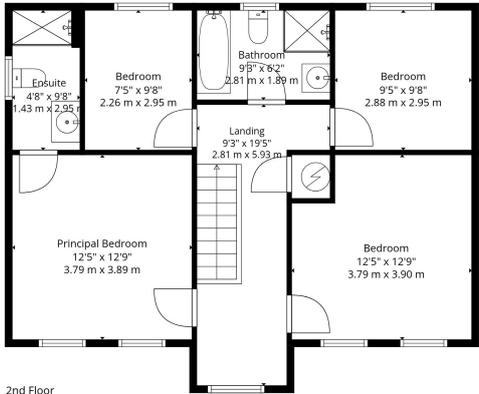


138 Monree Hill, Donaghcloney:-

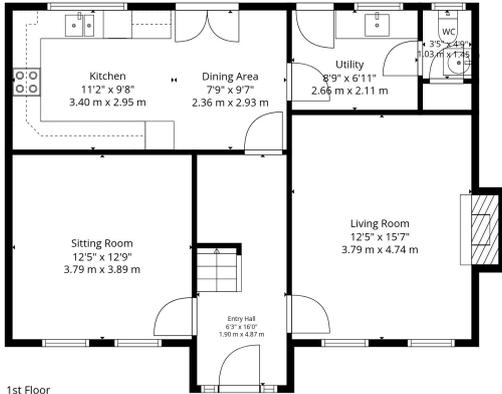
Tenure: Freehold

Rates: £2110.35 - 2025/2026

Management Co: £140.32 p.a.



2nd Floor



1st Floor



TOTAL: 1430 sq. ft, 133 m2
 1st floor: 686 sq. ft, 64 m2, 2nd floor: 744 sq. ft, 69 m2
 EXCLUDED AREAS: UTILITY: 60 sq. ft, 6 m2, FIREPLACE: 11 sq. ft, 1 m2, WALLS: 116 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		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

Description

A very elegant detached residence, enjoying a good position within this exclusive development, wonderfully located just off the Monree Road and convenient to the historic cricketing village of Donaghcloney, with all the local amenities as well as Donaghcloney Primary School and indeed good road networks for other provincial towns including Banbridge with its A1 carriageway, Lurgan, Waringstown, Gilford and Portadown.

The Property is well presented having bright and airy accommodation, which has been practically designed over two floors which will appeal to the family market in particular. The open green to the front will provide an attractive open outlook - viewing highly recommended.

Features:-

- Elegant detached residence with matching detached garage (18'0" x 12'3")
- Four good practical bedrooms, master bedroom with ensuite shower room with shower, WC and wash hand basin
- Bright hallway with a PVC double glazed front door, spindled staircase to the first floor landing with feature arch window
- Spacious living room with an attractive fireplace with inset and hearth. Open fire
- Separate dining room or family room
- Open plan kitchen with dining area including a beautifully designed fitted kitchen with a generous range of high and low level cabinetry. Space for a free standing cooker with fitted extractor fan above. Built in fridge/freezer and a built in dish washer. Display cabinets and shelving. Double glazed double doors to the rear garden
- Separate utility room with fitted units including a space for a washing machine
- Downstairs cloak room with WC and wash hand basin. PVC double glazed rear door
- Bathroom on the first floor with a modern suite including a bath, WC and wash hand basin as well as a separate shower cubicle. Fully tiled walls
- Neat gardens to the front and rear laid out in lawns. Patio area to the rear
- PVC double glazed windows
- Oil fired central heating



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.