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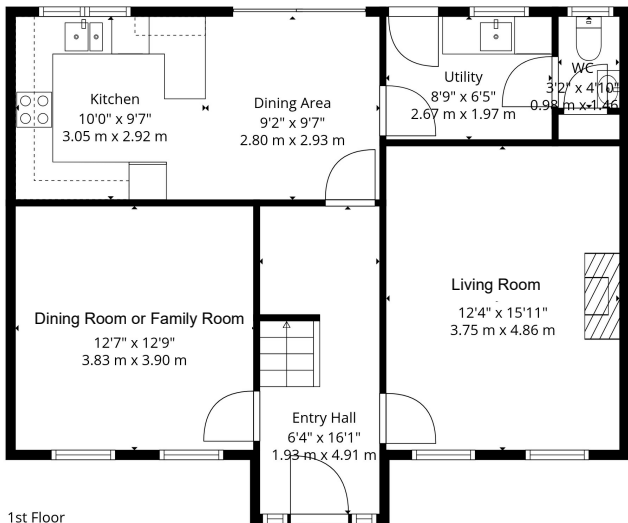


**139 MONREE HILL**  
Donaghcloney BT66 7GZ

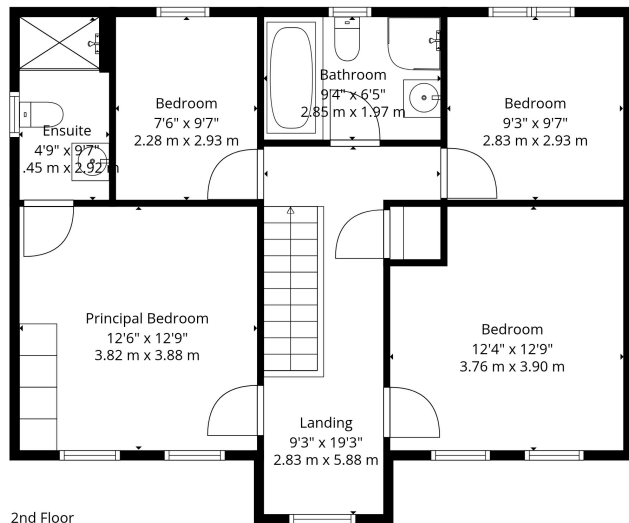
Offers around  
**£279,950**







1st Floor



2nd Floor

**TOTAL: 1435 sq. ft, 133 m2**  
 1st floor: 689 sq. ft, 64 m2, 2nd floor: 746 sq. ft, 69 m2  
 EXCLUDED AREAS: UTILITY: 57 sq. ft, 5 m2, WALLS: 118 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Description

An elegant detached double fronted residence forming part of this very exclusive development of quality properties, wonderfully located on the edge of Donaghcloney's pretty cricketing village with all its local amenities as well as Donaghcloney Primary School. Good road networks will connect neighboring provincial towns and villages including Banbridge and the A1 commuter carriageway for Sprucefield, Newry and the south.

The property has a well designed interior layout for modern living, which has been beautifully maintained and very stylishly presented and will immediately appeal to those who view. Viewing a must!

## Features:-

- Elegant detached residence with matching detached garage
- Four generous bedrooms, master bedroom with ensuite shower room
- Bright and spacious hallway with an attractive front door and a spindled staircase to the first floor gallery style landing
- Living room with a contemporary style fireplace and an open fire. Feature panelled wall
- Separate dining room or family room with feature panelled wall
- Open plan kitchen with dining area having a contemporary style kitchen cabinetry including a built in oven and inset hob with extractor fan above. Breakfast bar. Partially tiled walls. Sliding patio doors to the rear garden
- Separate utility room with fitted units including a space for an automatic washing machine and a space for a tumble dryer. PVC double glazed rear door to the garden
- Downstairs cloak room with WC and wash hand basin
- Bright and spacious gallery landing with feature panelled wall
- Bathroom with a stylish suite including a tiled panelled bath, WC and wash hand basin. Separate shower cubicle with shower fitment. Towel rail. Tiled floor
- PVC double glazed windows
- Oil fired central heating
- Neat gardens front and rear laid out in lawns



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