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3 Gallion Heights, Moneymore, BT45 7WE

OFFERS OVER £234,950

- Four-bedroom chalet bungalow
- Master bedroom with ensuite
- Utility room
- Mature hedging and gated frontage
- Rear garden with patio area
- Popular residential development
- Well-proportioned accommodation
- Downstairs WC
- Tarmac driveway with off-street parking
- Ideal for modern family living

3 Gallion Heights, Moneymore, BT45 7WE is a beautifully presented four-bedroom chalet bungalow offering spacious and flexible accommodation suited to a range of buyers including families and those seeking adaptable living space. Situated within the popular Gallion Heights development, the property combines a well-proportioned interior with attractive outdoor areas and practical features throughout. Externally, the home benefits from mature hedging and gated access to the front, creating a welcoming first impression, while a tarmac driveway to the side provides convenient off-street parking.

Internally, the property has been thoughtfully laid out to provide bright and comfortable accommodation across both floors. The master bedroom benefits from a private ensuite, while the additional bedrooms offer excellent versatility for family living, guest accommodation or home office use. The ground floor also includes a useful utility room and a convenient downstairs WC, adding further practicality to the home.

To the rear, the property features a spacious garden area with a patio space ideal for outdoor dining, entertaining or simply relaxing during the warmer months. The outdoor space provides ample room for families and gardening enthusiasts alike, further enhancing the appeal of this impressive home. Combining comfort, space and functionality in a well-established residential setting, 3 Gallion Heights presents an excellent opportunity to acquire a stylish chalet bungalow in the heart of Moneymore.

Entrance Hall
6'10" x 16'2"



Grey tiled floor, double radiator and pendant lighting. Painted staircase with natural wood banister and grey carpeted stairs.

Living Room
12'2" x 16'0"



Front and side windows so lots of natural light. Multi fuel stove with granite hearth. Pendant lighting.

Kitchen/Dining
12'1" x 18'7"



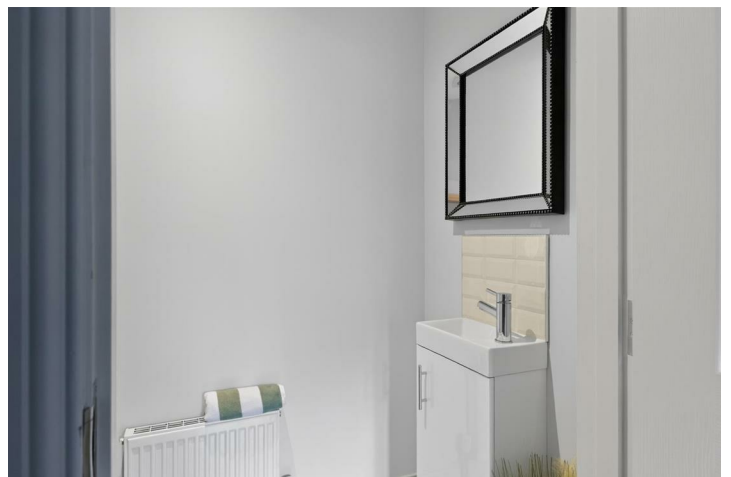
A range of modern charcoal units with a contrasting wood effect worktop with corresponding upstands and beautiful teal tiled splashback. Grey tiled floor, Induction hob & under unit lighting. Area for dining table and double patio doors leading to patio and back garden. Spotlights in kitchen and pendant lighting in dining area.

Utility Room
7'5" x 10'11"



Back door entrance into utility room. A range of high and low level units to co-ordinate with the kitchen units and neutral tiled floor. Wood effect worktop and upstands and feature shelf.

WC
7'5" x 3'4"



Off utility room. White WC and sink with chrome fittings. Double radiator.

Master bedroom
11'6" x 16'4"



Front facing master bedroom with double window feature and ensuite. Grey carpeted flooring, double radiator and pendant lighting.

Master ensuite
7'3" x 6'7"



Master bedroom ensuite with white sanitaryware with under sink drawer storage. Grey tiled floor and shower tiles with decorative detail. Chrome shower fittings and curved shower door. Double radiator and spotlighting.

Bedroom 2
10'11" x 14'6"



Double windows with grey carpeted flooring, double radiator and pendant lighting.

Landing
7'0" x 4'11"



Grey carpeted flooring, double radiator, hotpress and attic access

Bathroom
11'3" x 6'9"



White sanitaryware with under sink drawer storage. Grey floor and shower tiles with detail. Chrome shower fittings and curved shower door. Bath with handheld attachment. Heated towel rail and Spotlighting.

Bedroom 3
12'0" x 15'5"

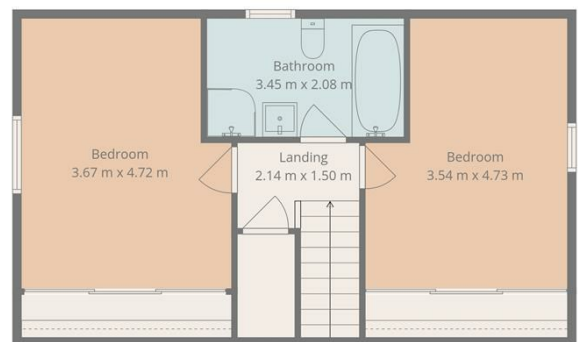
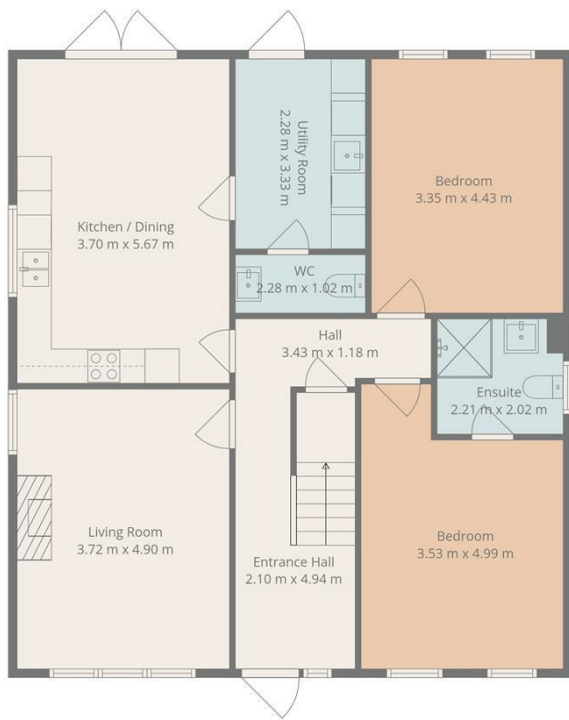


Upstairs bedroom with built in wardrobes. Grey carpeted flooring, double radiator and pendant light

Bedroom 4
11'7" x 15'6"

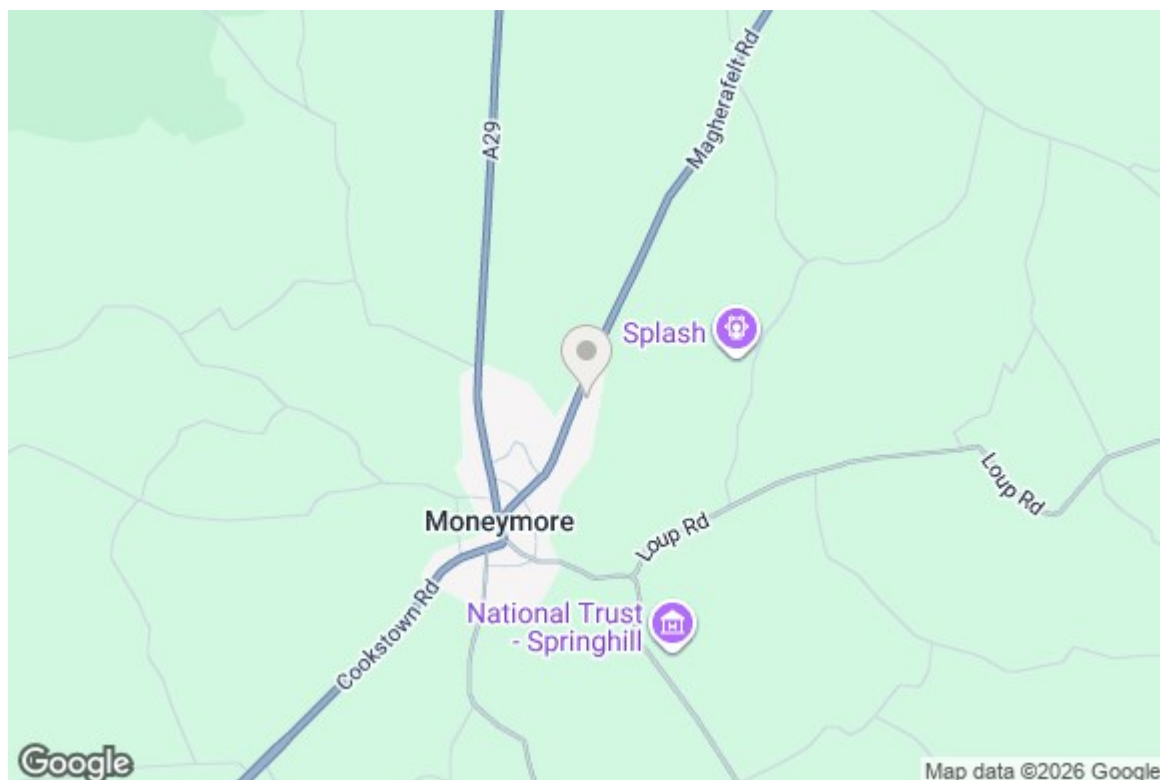


Upstairs bedroom with built in wardrobes. Grey carpeted flooring, double radiator and pendant light



Total: 155 m2
 1st Floor: 102 m2, 2nd Floor: 53 m2
 Excluded Areas: Walls: 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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