



## 31 Moss View, Waringstown, BT66 7PA

Offers Over £180,000

- Three Bedroom Semi-Detached Family home with Countryside Rear Views
- Utility & Downstairs WC
- Four Piece Partially Tiled Family Bathroom Suite
- Large Lounge with Bay Window & Open Fire
- Master Bedroom with Private En-Suite
- Private & Countryside Rear Views
- Modern Kitchen/Dining with an Array of High & Low Fitted Units and Integrated Appliances
- Two Further Well Proportioned Bedrooms
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Waringstown Village Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well

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

# 31 Moss View, Waringstown BT66 7PA

Hannath Estate Agents are delighted to welcome this three bedroom semi-detached family home. Stepping inside, you're immediately drawn to an inviting lounge with bay window & open fireplace. The superb open-plan kitchen and dining area boasts high & low fitted units and integrated appliances. For added practicality, the ground floor also conveniently hosts a dedicated utility area and a well-appointed WC. Ascending to the first floor, there is a master bedroom complete with its own private en-suite, two further well-proportioned bedrooms & a stylish four-piece family bathroom suite beautifully completes the first-floor accommodation. Externally, there is a fully enclosed rear garden with countryside views.

Located off Moss Road, Waringstown.



### Hallway

13'10" x 6'4"

A welcoming hallway stretches ahead with a light, neutral carpet and white walls. The staircase features a striped carpet runner that adds a touch of pattern, and natural light enters through a side window, creating a bright entrance space.

### Living Room

17'2" x 12'1"

The living room is spacious and inviting, featuring a large double-glazed window that fills the room with natural light. A traditional-style fireplace with a wooden surround provides a charming focal point.

### Kitchen/Dining

13'3" x 12'2"

This kitchen and dining area is fitted with a comprehensive range of warm timber cabinetry, offering ample storage and worktop space. Modern integrated appliances are included. The room is bright with a window above the sink providing views to the countryside.

### Utility

6'5" x 6'4"

A utility room fitted with base units and a work surface, with space for utility appliances. The room is well lit by a window overlooking the garden.

### WC

2'5" x 6'5"

The ground floor WC is neatly presented with light wood-effect flooring, a white suite including a close-coupled WC and a wall-mounted hand basin. A frosted window allows natural light while maintaining privacy.

### Landing

9'8" x 8'4"

The landing is spacious and bright, with a large window allowing plenty of daylight. Striped carpet adds a touch of warmth and pattern, complementing the white walls and wooden doors leading to the bedrooms and bathroom.

### Master Bedroom

15'5" x 10'2"

The master bedroom is a generous double room with neutral carpeting and white walls. A large window fills the room with natural light and offers views over the surroundings. The room benefits an en-suite.

### En-Suite

3'11" x 7'8"

The en-suite shower room features a glass shower enclosure, a pedestal basin and a heated towel rail. The flooring has a pebble-effect vinyl finish, and the walls are painted white.

### Bedroom Two

10'8" x 10'2"

Bedroom two is a good-sized double room with neutral carpeting and white walls. A large window allows natural light to brighten the room.

### Bedroom Three

8'8" x 8'4"

Bedroom three has built in storage.

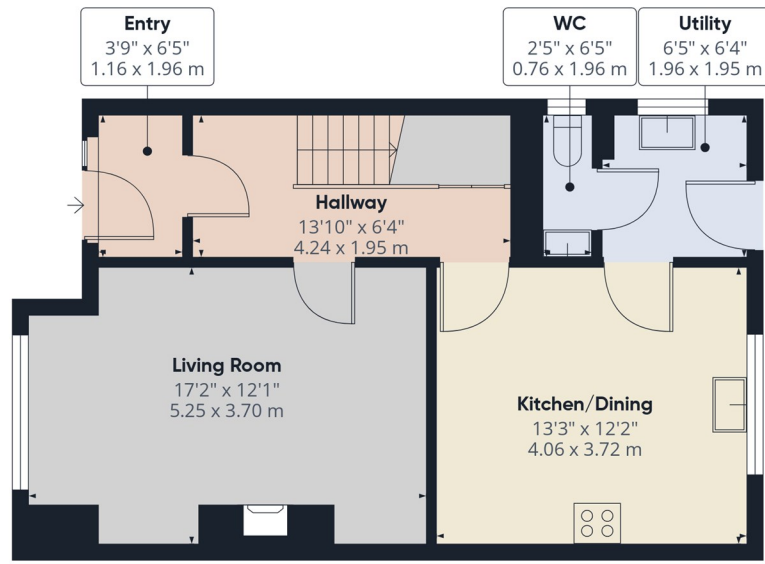
### Bathroom

6'4" x 8'4"

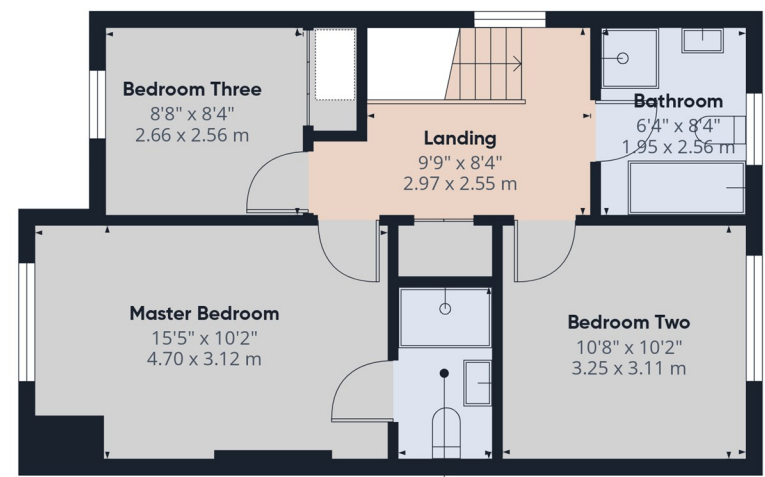
The main family bathroom is well-appointed with a separate curved glass shower enclosure and a full-size bath. It features a wooden vanity unit under the basin and a heated towel rail.

### Rear Garden

The rear garden offers a generous area of lawn bordered by fencing, with a paved patio area adjacent to the house for outdoor seating or dining. The garden enjoys open views.



Ground Floor



**En-Suite**  
3'11" x 7'8"  
1.21 x 2.35 m

Floor 1



Approximate total area<sup>(1)</sup>  
1030 ft<sup>2</sup>  
95.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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