

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



**29 MOIRA GATE**

Moira BT67 0XZ

Offers around  
**£499,950**







## Description:

This truly amazing and highly energy efficient, "A" rated, detached dwelling forms part of a very desirable and highly exclusive development of contemporary style homes, wonderfully located on the edge of Moira's beautiful and historic village with all its practical amenities including a variety of individual shops, boutiques, coffee shops, pubs and restaurants.

The property, which was completed in November 2023, has been finished to an exceptional standard for modern living with many additional features, creating that opulent feel of luxury. A stunning open plan kitchen has spacious dining, breakfast and family room areas with its bespoke media wall. Stylish five panel bi-fold doors open onto the generous patio area within a beautifully planted and spacious, private rear garden. For any discerning purchaser seeking quality, energy efficiency and exclusivity, this home will undoubtedly appeal as an exemplary example of modern architectural design.

## Viewing a must!

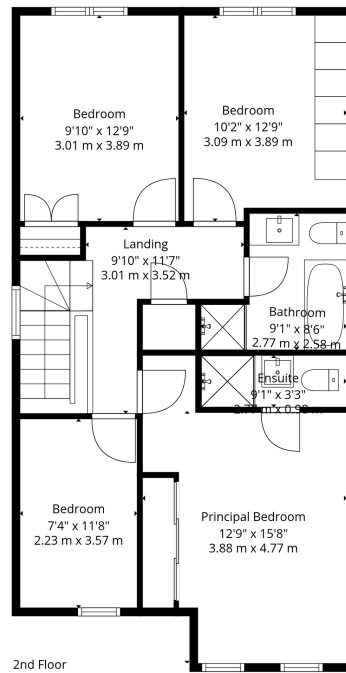
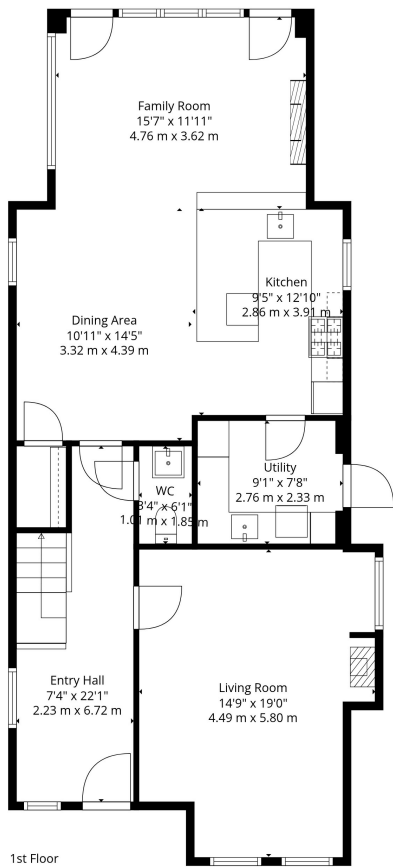
## Features:

- Stunning detached contemporary style dwelling with matching detached garage
- Bright and elegant entrance hallway with a feature front door and side window, spindled staircase to the first floor accommodation. Attractive herringbone style tiled floor
- Spacious living room with fireplace wired for electric fire / stove and provision to fit wood burner if required. Double windows to the front and a large side window providing a light and welcoming atmosphere
- Downstairs cloak room with WC and wash hand basin
- Beautifully designed open plan live-in style kitchen with dining and family room areas with feature bi-fold doors leading to the stunning rear garden
- Contemporary style fitted kitchen with ample high and low level handleless cabinetry providing generous storage and a breakfast bar area. Built in fridge/freezer, dishwasher and wine cooler with integrated under oven and an inset 5 ring gas hob. Stainless steel extractor fan above. Quartz work surfaces and upstand with coloured glass splash back. Feature herringbone style tiled floor. Family room area with large and striking five panel bi-folding doors leading out to the patio area and garden. A bespoke media wall with provision for an inset flat screen TV and a contemporary style flush mounted glass front, flame effect electric fire. Dining area with a side window and a walk-in cloak room with storage and power
- Separate utility room with fitted low level units. Space for a washing machine and wired for a tumble dryer. PVC double glazed side door to the driveway
- Generous landing area on first floor with solar light tube and shelved hotpress
- Four bright and spacious bedrooms, master bedroom with an ensuite shower room with a stylish white suite including a thermostatically controlled rain and handset shower, WC and wash hand basin. Feature fully tiled walls and floor
- Contemporary style main bathroom with a modern white suite including a free standing bath,
- WC and wash hand basin. Shower cubicle with thermostatically controlled rain and handset shower fitment. Feature fully tiled walls and floor
- Contemporary style interior doors
- Detached garage with remote electric garage roller door, side window and door
- Beautifully designed and well planted gardens to front and rear, wonderfully maintained and providing neat lawns, floral borders and a patio area. Sealed tarmac driveway with ample parking, EV charging point, water and external sockets
- Privately owned 8 solar panels to the house with 4 additional panels to the garage, providing power to the house and a 10kW storage battery, solar water heater and solar/mains EV charging point supporting the "A" rated EPC energy efficiency
- Gas fired central heating
- PVC double glazed windows

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.







1st Floor

2nd Floor

1,781 sq.ft approx.  
(As per developers brochure)

Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

