

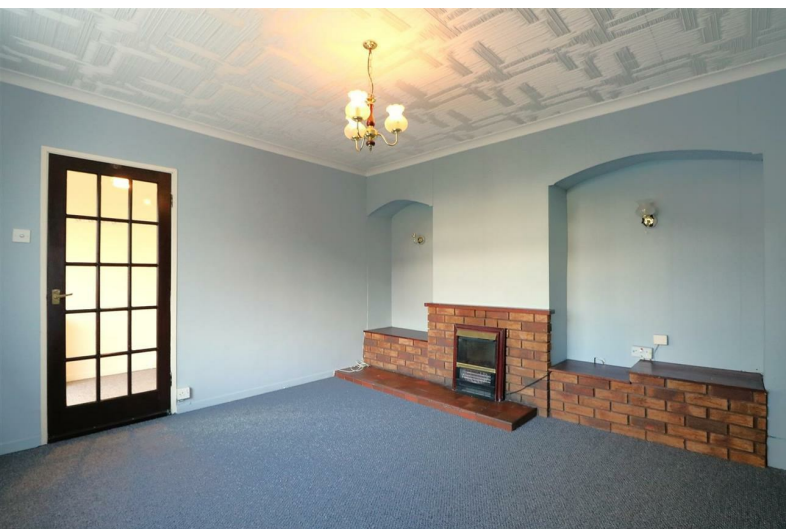


34 Moyard Gardens, Greenisland, BT38 8XD

- Semi Detached Villa
- Lounge; Separate Family/Dining Room
- Bathroom; Separate Cloakroom With WC
- Private Driveway Area
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Attached Garage and Utility Store
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating E



34 Moyard Gardens, Greenisland, BT38 8XD



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs store. Glass panelled doors to lounge and kitchen.

LOUNGE 13'1" x 12'7" (wps)

Focal point brick fireplace with tiled hearth.

DINING ROOM / FAMILY ROOM 10'2" x 8'11"

Glass panelled door to:



KITCHEN 10'2" x 9'7"

Fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Recess for fridge freezer. Fully tiled walls. Glass panelled door leading to rear hall.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 11'3" x 10'3"

Built in double wardrobe.

BEDROOM 2 11'0" x 10'2"

Built in double wardrobe.

BEDROOM 3 8'4" x 8'2"

BATHROOM

Three piece suite comprising bath, shower and vanity unit. Electric shower. Fully tiled walls.

CLOAKROOM

WC. Half tiling to walls.

EXTERNAL

Private driveway area.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden with range of patio areas and mature trees.

Outside tap.

PVC oil storage tank.

ATTACHED GARAGE 23'0" x 9'4"

Up and over door. Perspex roof. Power, light and oil fired central heating boiler.

REAR HALL 9'6" x 4'8"

Access to garage, utility store and rear garden.

UTILITY STORE 9'11" x 5'0"

Plumbed for automatic washing machine.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS






Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, three bedroom / two reception, semi detached villa with private driveway area, attached garage, and fully enclosed rear garden, situated within the popular and conveniently located Moyard Gardens, off Station Road, Greenisland. The property comprises entrance hall, lounge with focal point fireplace, dining room/family room with glass panelled door leading to kitchen, three well proportioned first floor bedrooms, bathroom with three piece suite, and separate cloakroom with WC. Externally the property enjoys private driveway area, attached garage, rear hall, utility store and fully enclosed rear garden with range of patio areas and mature trees. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards



WE ARE MACMILLAN.
CANCER SUPPORT