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residential



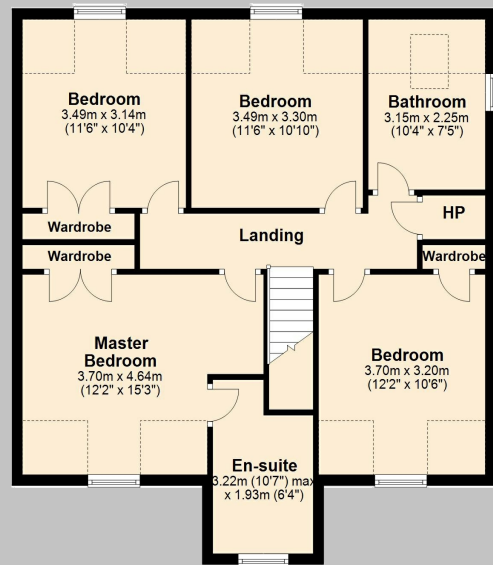
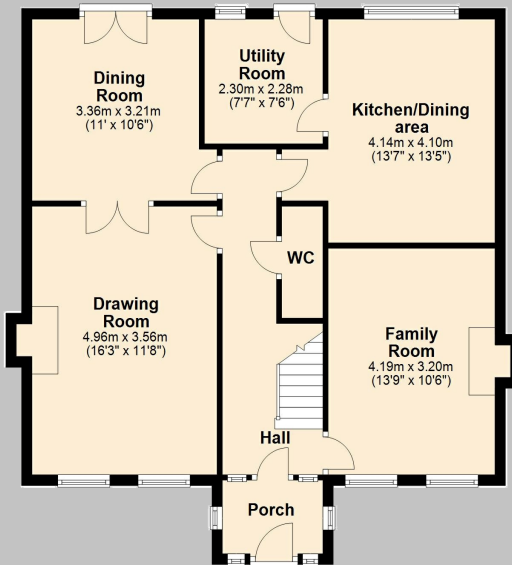
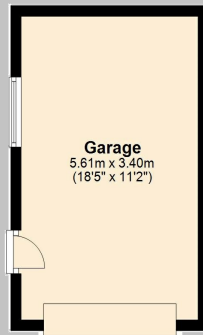
23 WYNFORT LODGE

Moira BT67 0QT

Offers around
£365,000







Please Note: Floorplans are for identification purposes only. Measurements are approximate and are taken using a laser measuring device.

Description

This very elegant detached residence forms part of a very exclusive and much admired residential development, located just off the Old Kilmore Road and convenient to the amenities of Moira including primary schools and Moira Demesne. The property is very well presented and will appeal to a wide spectrum of potential purchasers including the family market. An ideal four bedroom, three reception room format flows well for modern living with the addition of a downstairs cloak room/WC, utility room and a spacious en suite and bathroom. Viewing a must!

- Exclusive detached residence
- Four spacious bedrooms, master bedroom with a spacious en suite shower room and built in wardrobes
- Attractive entrance porch with glazed inner door to the hallway with a spindled staircase to the first floor accommodation
- Downstairs cloaks/WC
- Drawing room with an antiques style fireplace and glazed double doors to the dining room
- Separate family room with feature fireplace and inset gas fire
- Bright and modern kitchen with ample high and low level units
- Separate utility room with fitted units
- Stylish bathroom on the first floor with a traditional style suite including a free standing roll top bath as well as a separate shower cubicle
- PVC double glazed windows
- Oil fired central heating
- Enclosed rear garden with private aspect
- Detached garage
- Tarmac driveway
- Attractive end of cul-de-sac position



	Current	Potential
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	
D	55-68	65
E	39-54	59
F	21-38	
G	1-20	
Not energy efficient - higher running costs		

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.

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