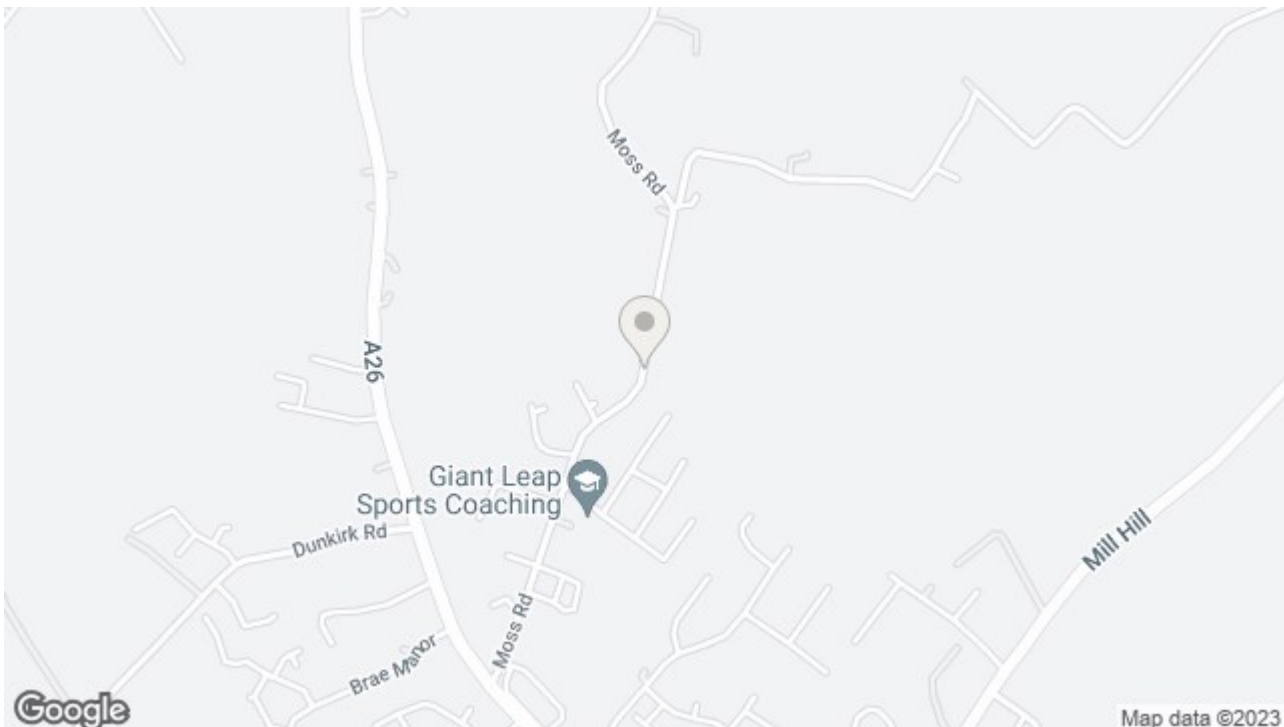




ISLANDHILL, 66A MOSS ROAD, WARINGSTOWN, CRAIGAVON, COUNTY
ARMAGH, BT66 7QY

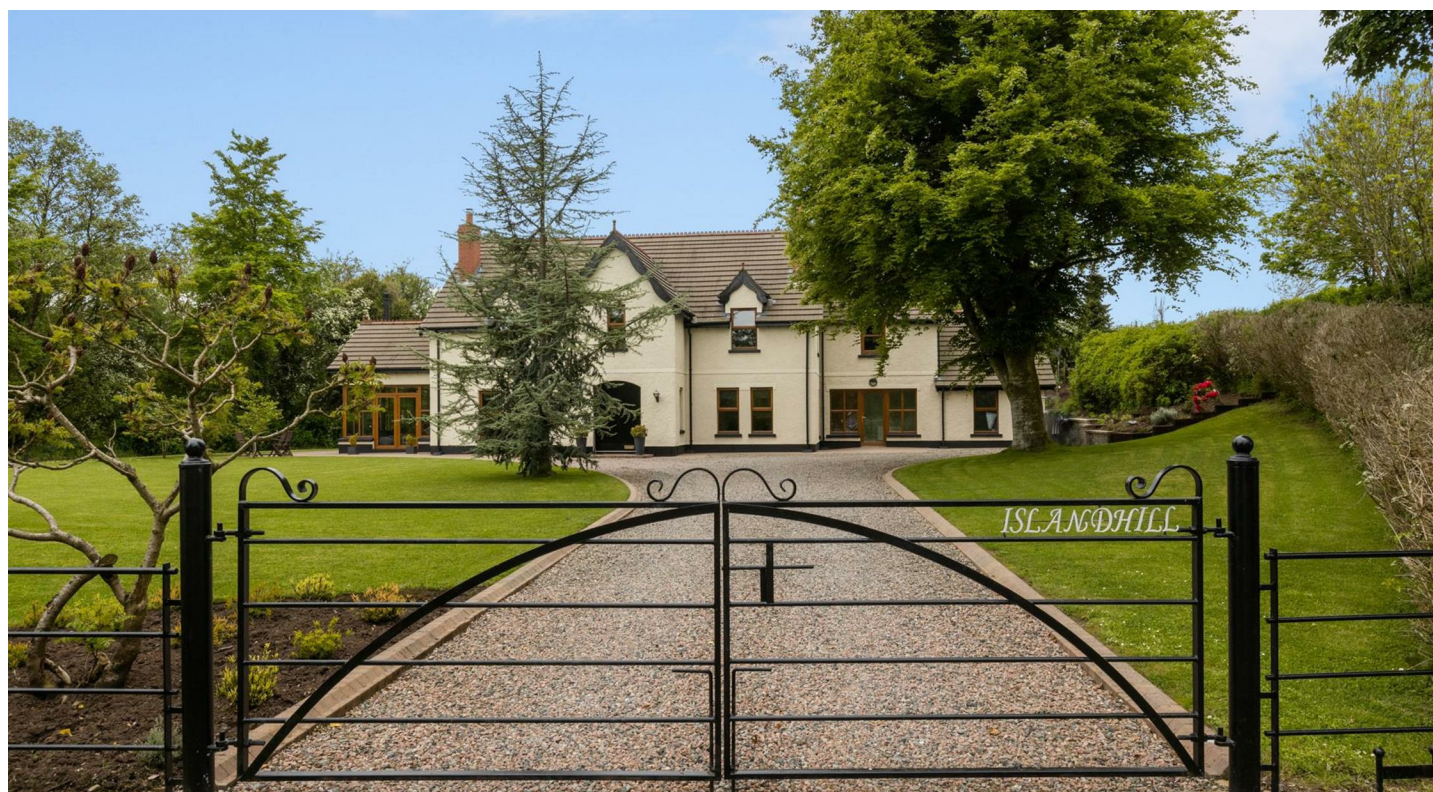


£695,000

Situated on a mature and private site this luxury family home must be viewed to fully appreciate all that it has to offer. The impressive residence is approached by a sweeping stoned driveway through gated entrance and is complimented with spacious and beautifully presented gardens.

The property comprises stunning entrance hall, sitting room, living room through to sunroom with wood burning stove, bright and spacious open plan kitchen with dining area, utility room and WC, and home gym and cinema rooms. On the first floor there is a large gallery landing with area for study, five double bedrooms, master with ensuite. There is also a luxury family bathroom with feature free standing style bath.

Outside the family home benefits from beautifully presented gardens with stunning views over the surrounding countryside. There are gardens laid in lawn to the front and side with mature trees and to the rear stoned and paved patio areas ideal for entertaining, further complimented with feature flowerbeds and well. Rarely will you come across as spectacular a site in the country and the modern contemporary accommodation of this property is sure to appeal to many.



At a glance:

- Detached Residence
- Kitchen/ Dining & Utility
- Home Gym & Cinema
- Master with Ensuite
- Stunning Well Maintained Grounds
- Beautifully Presented Throughout
- 3 Reception Rooms
- 5 Bedrooms incl
- Family Bathroom
- Feature Patio Areas

Entrance Porch

Solid wooden double doors into entrance porch with tiled floor.

Entrance Hall

17'3" x 10'3"

Glazed wooden door with side panelled windows into bright and spacious entrance hallway with feature central staircase and solid wooden flooring.

Sitting Room

12'6" x 13'10"

Cast iron fireplace with decorative inset and slate hearth. Solid wooden flooring. Two windows to front, window to side.

Living Room

10'6" x 16'3"

Feature stone fireplace. Solid wooden flooring. Two windows to front. Door into sunroom.

Sun Room

Bright sunroom with double patio doors to front garden and paved patio area. Feature wood burning stove and vaulted ceiling with feature wooden beams. Tiled floor.

Kitchen / Dining area

20'11" x 29'7"

Contemporary custom made kitchen with range of high and low rise units. Island unit with integrated sink and granite worktops. Recess for range style cooker with tiled splash back. Integrated microwave and oven. Wine rack. Larder style storage cupboard. Tiled floor. Double patio doors to rear garden. Through to dining area with solid wooden flooring.

Utility Room

16'10" x 10'10"

Range of high and low rise units with stainless steel sink and drainer. Recess for washing machine and fridge/freezer. Tiled floor. Door to rear.

Rear Hall

Solid wooden flooring. Double patio doors to front lawn.

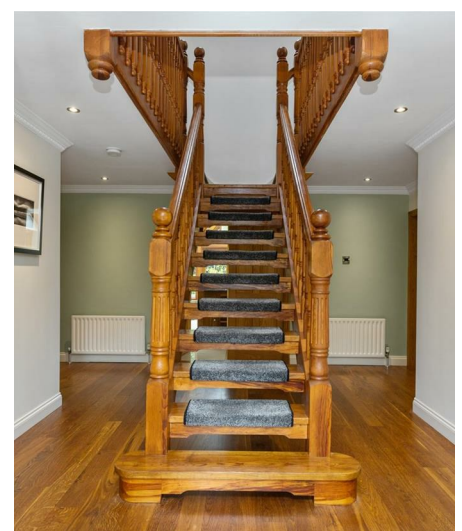
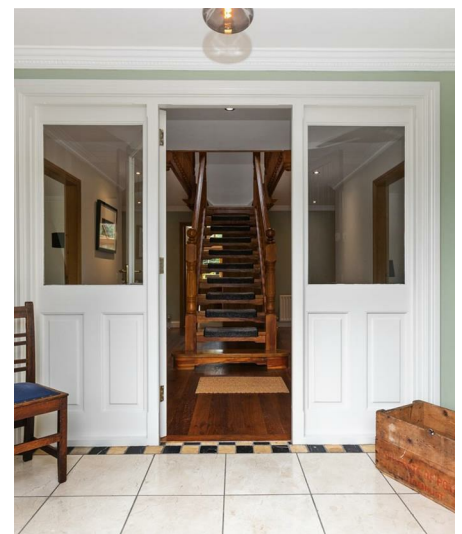
WC

6'0" x 3'11"

White suite encompassing low flush W/C and wash hand basin with feature tiled floor and matching splash back.

Gym

Rear facing.



Cinema Room

Feature wood burning stove.

Landing

14'10" x 10'3"

Solid wooden central staircase leading to spacious landing with solid wooden flooring.

Office/ Reading area

7'4" x 10'1"

Open plan area with window to front.

Master Bedroom

9'11" x 16'2"

Front facing.

En-suite

11'5" x 6'7"

White suite encompassing low flush w/C. double vanity wash hand unit and walk in shower. Fully tiled walls and floor. Towel radiator. Skylight.

Bedroom 2

12'6" x 13'7"

Front facing.

Bathroom

11'5" x 5'6"

White suite encompassing low flush W/C, vanity wash hand unit, feature free standing bath and walk in shower. Towel radiator. Fully tiled walls and floor. Skylight.

Bedroom 3

12'9" x 12'9"

Front facing.

Bedroom 4

13'4" x 11'4"

Rear Facing. Built in robes.

Bedroom 5

11'0" x 16'0"

Rear facing. Storage units.

Outside

This stunning detached residence is approached through wrought iron gates to stoned driveway. Mature gardens surround the property with immaculately presented gardens laid in lawn with mature trees and shrubbery. Paved patio area to front. To the rear - feature stoned and paved patio areas with raised flowerbeds and well with built in water feature; ideal for outside entertaining.

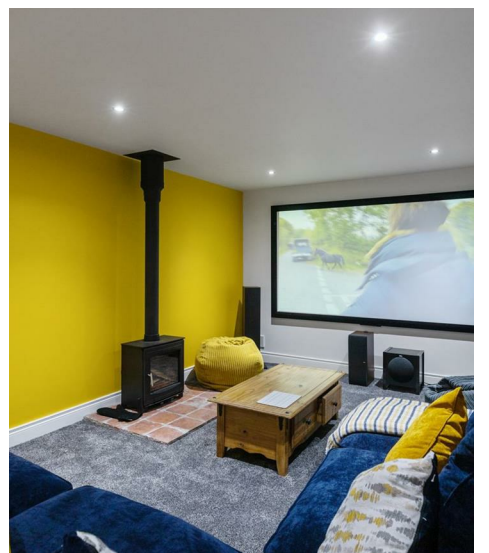




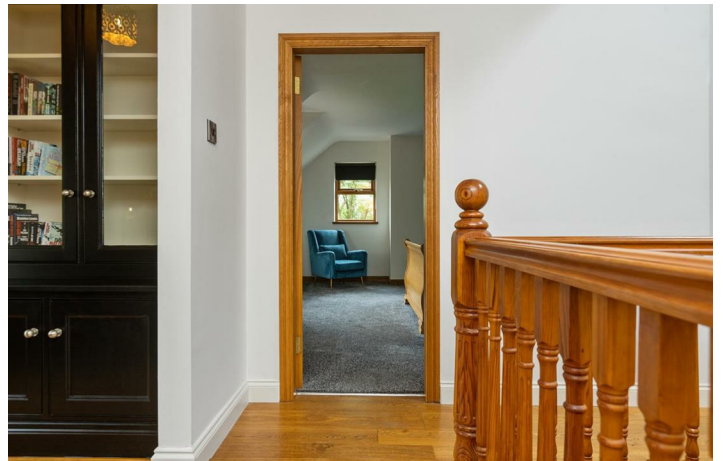








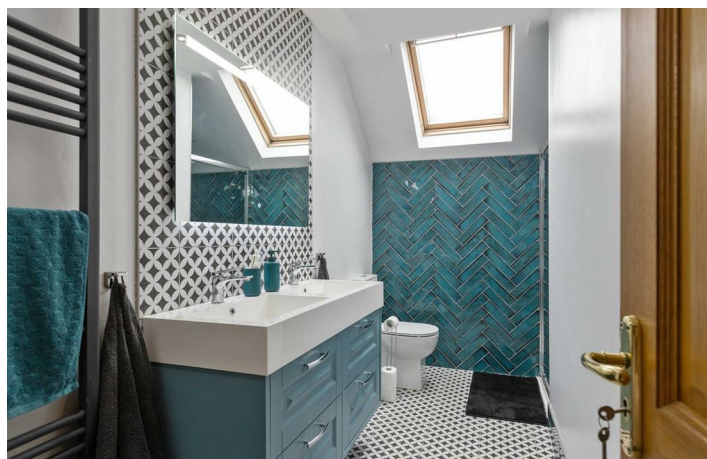


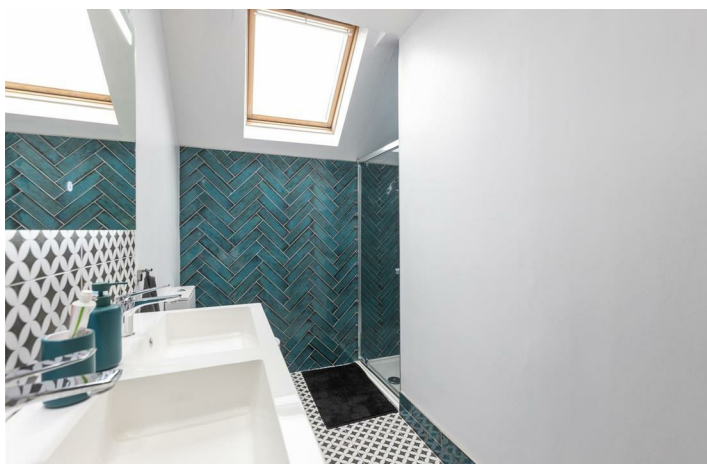


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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.

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PRS Property Redress Scheme

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