



## Site 1 Bridge Road Moira

**£425,000** Freehold

Located just outside Moira we are pleased to bring to the market just 2 contemporary new build homes, each of c 2100 sq ft, enjoying a delightful semi rural setting. These fantastic homes are currently under construction, so contact us now and don't miss out.

Nearing completion | New detached house | 4 Bedrooms - master with dressing room and en suite shower | 2 Receptions | Kitchen/dining | Integral garage | Air Source heat pump for heating |

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**FALLOON**  
Estate Agents



## TURNKEY SPECIFICATION :

- \* Contemporary fitted kitchen and utility room by Cottage Kitchens, Dollingstown
- \* Modern sanitary ware to bathroom, ensuite and cloakroom by AJ Plumbing Supplies
- \* Tiling to floors in the hallway, kitchen/living/dining area, utility room, bathroom, cloakroom and ensuite by DB Tiles
- \* Tiled splashbacks to wash hand basins and tiling to shower enclosure by DB tiles
- \* Fire/fireplace by Flames and Fireplaces, Banbridge
- \* Carpets to lounge, study, stairs, landing and bedrooms
- \* Air Source heat pump
- \* White painted deep moulded skirtings and architraves
- \* Walls - internal walls painted in one colour with white ceilings
- \* Oak panelled internal doors
- \* Panelled front door and glazed rear door. Aluminium sliding doors to kitchen/living/dining area and lounge.
- \* High efficiency double glazed windows
- \* Shared laneway will be tarmac finish, leading to pavior parking areas to individual homes.
- \* There will be a 10 year warranty
- \* PC Sums option available for selection of kitchen and sanitary ware

Tenure: Freehold

## GROUND FLOOR :

### Entrance hall

### Lounge

w: 3.99m x l: 5.55m (w: 13' 1" x l: 18' 3")

### Study

w: 3.15m x l: 3.99m (w: 10' 4" x l: 13' 1")

### Kitchen/dining

w: 4.73m x l: 6.88m (w: 15' 6" x l: 22' 7")  
(max dimensions)

### Utility Room

### WC

## FIRST FLOOR:

### Landing

### Bedroom 1

w: 4.04m x l: 4.65m (w: 13' 3" x l: 15' 3")

### En-suite

### Dressing room



w: 2.73m x l: 3.75m (w: 8' 11" x l: 12' 4")

**Bedroom 2**

w: 3.1m x l: 3.99m (w: 10' 2" x l: 13' 1")

**Bedroom 3**

w: 3.1m x l: 3.99m (w: 10' 2" x l: 13' 1")

**Bedroom 4**

w: 4.04m x l: 4.05m (w: 13' 3" x l: 13' 3")

**Bathroom**

w: 2.4m x l: 2.9m (w: 7' 10" x l: 9' 6")

**Integral garage**

w: 4.04m x l: 5.03m (w: 13' 3" x l: 16' 6")

**Outside**

**Tenure**

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**Rates payable**

Not yet assessed

**Directions**

FROM MOIRA : Take Meeting Street, on to Clarehill Road, turn left into Bottier Road, continue to end, turn right, new homes on the right hand side

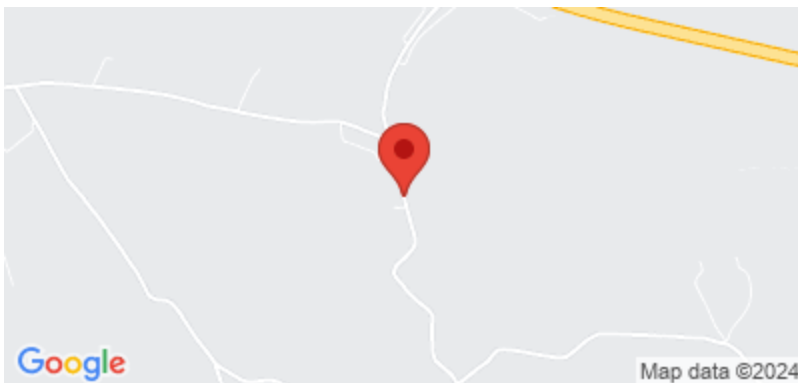
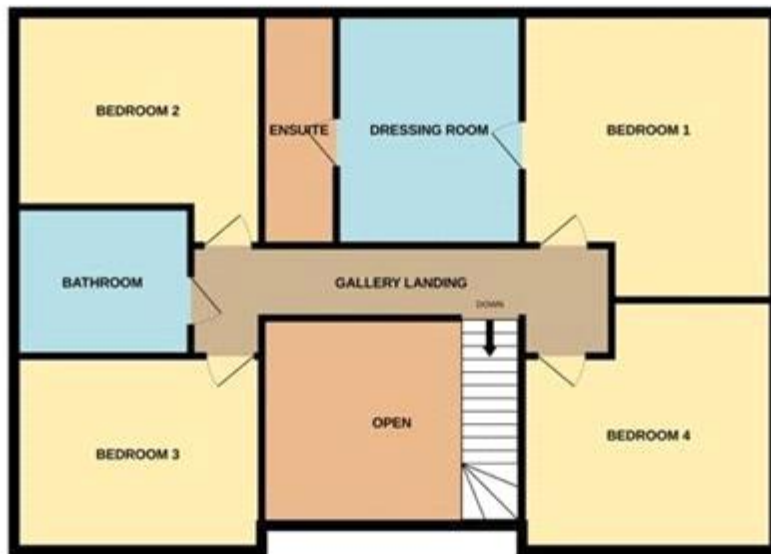
FROM HILLSBOROUGH : From A1 follow Moira Road, on to Lany Road, past Meadow Bridge Primary School, turn left on to Bridge Road, new homes on the right hand side



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	88	89
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.