



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

7 Hillmount Cottages,
 Moneyreagh,
 Newtownards,
 County Down, BT23

Guide Price: £159,950

 **Reeds Rains**

reedsrains.co.uk

7 Hillmount Cottages, Moneyreagh, Newtownards, County Down, BT23

Guide Price: £159,950

EPC Rating: B

w/c. Part PVC panelled walls. Extractor fan.

Covered Entrance Porch

Composite front door with glazed inset to...

Entrance Hall

Alarm panel. Solid wooden flooring.

Lounge

15'5" / 12'3" (4.7m / 3.73m)

At widest points. Feature sandstone fire place

with open fire. Solid wooden flooring. Under

stairs storage. Double doors to...

Modern Fitted Kitchen Open Plan To Dining Area

15'7" / 13'6" (4.75m / 4.11m)

One bowl sink unit with chrome dual mixer tap.

Excellent range of high and low level units with

stainless steel door furniture, wood effect work

surfaces and up stand. Space for cooker and

chimney extractor hood. Plumbed for washing

machine. Space for fridge / freezer. Space for

freezer. Wine rack. Casual dining area. Partly

tiled walls. Ceramic tiled flooring. uPVC door

to enclosed rear garden.

First Floor

Bedroom One

15'4" / 8'6" (4.67m / 2.6m)

At widest points.

Bedroom Two

13'1" / 8'6" (4m / 2.6m)

At widest points.

Bedroom Three

8'11" / 7'7" (2.72m / 2.3m)

Built in wardrobe.

White Bathroom Suite

Comprising panelled bath with chrome dual

mixer tap and telephone hand shower. Mira

sport electric shower unit. Shower screen.

Vanity unit with inset sink and chrome dual

mixer tap with tiled splash back. Dual flush

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and

therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative

purposes only.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated under a Licence from Reeds Rains Limited.

For full EPC please contact the branch.