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4 WYNFORT LODGE

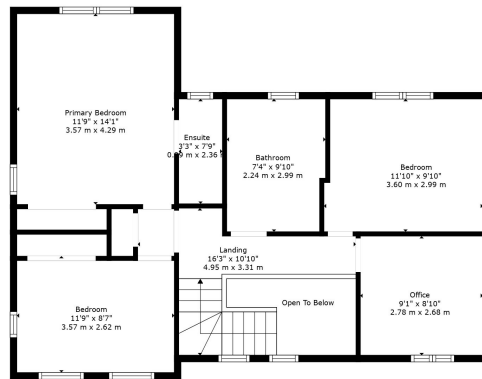
Moira BT67 0QT

Offers around
£347,500

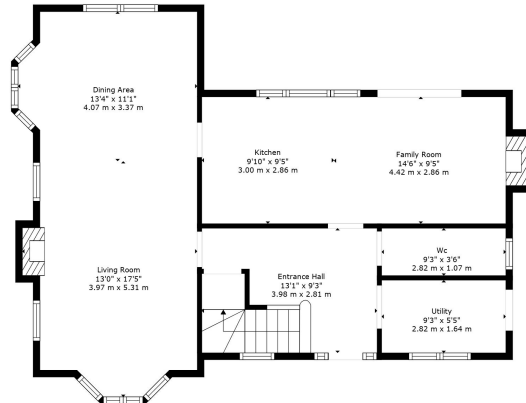




4 Wynfort Lodge, Moira



Floor 2



Floor 1

TOTAL: 1470 sq. ft, 136 m2
 FLOOR 1: 766 sq. ft, 71 m2, FLOOR 2: 704 sq. ft, 65 m2
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 0 m2, OPEN TO BELOW: 41 sq. ft, 4 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Description

A beautifully designed detached residence, wonderfully positioned in this exclusive and highly respected development of quality homes, located on the edge of Moira's bustling village, well supplied with shops, boutiques, bars, coffee shops and restaurants as well as Moira Primary School and Rowandale Integrated Primary School.

The property is beautifully presented to provide bright and airy accommodation, which will appeal to a wide variety of potential purchasers including the family market in particular. One to be viewed and not to be missed!

Features

- A very desirable detached residence having a charming architectural design
- New composite front door with double glazed fan light and side lights
- Bright entrance hallway with an attractive staircase to the first floor accommodation
- Beautifully designed open plan drawing / dining room with two feature bay windows and new installed PVC double glazed french doors to the rear garden
- Open plan kitchen with dining or snug area having a wonderfully design kitchen with ample high and low level units including 2 built in ovens, inset hob and stainless steel extractor fan. Integrated dishwasher. External chimney breast with a feature hole in the wall inset. Newly installed PVC double glazed french doors to the rear garden
- Downstairs WC with WC and wash hand basin
- Separate utility room with fitted low level units with space for washing machine and space for a tumble dryer. PVC double glazed rear door
- Four spacious bedrooms, master bedroom with ensuite shower room
- Newly fitted bathroom with a modern suite including a bath, WC and wash hand basin. Separate shower cubicle with Mira power shower. Feature tiles
- Detached garage 18'1" x 8'6"
- Neat gardens front and rear laid out in lawns
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway
- White panelled interior doors
- Pine wooden floors to the ground floor



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.