

**Tim Martin**  
co.uk



**15 Hillview  
Moneyreagh  
BT23 6EZ**

**Offers Around  
£285,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

Set on the edge of Moneyreagh village, this beautifully presented and modern detached family home occupies a superb site within the ever popular Hillview development.

Fitted with oil fired central heating, uPVC double glazing and an excellent energy rating of B83 to ensure lower running costs, the property boasts superbly appointed accommodation meeting the needs for the growing and established families.

The ground floor comprises of a spacious lounge with feature gas fire, modern fitted kitchen with an excellent range of integrated appliances which opens out to a beautifully appointed living/dining area, overlooking the rear gardens. A utility room and separate WC/Cloakroom complete the ground floor.

Four excellent sized bedrooms including the principle bedroom en suite and a family bathroom fitted with a modern white suite are situated on the first floor.

Outside, a spacious driveway leads to the large detached garage, whilst fully enclosed rear gardens have been beautifully landscaped with a brick pavia patio area, decking area and artificial grass, creating easy maintenance and excellent outdoor space for all to enjoy.

This family home is within easy walking distance of the local primary school, shops and public transport, providing an easy commute into the city.

## FEATURES

- Beautifully Presented and Modern Detached Family Home Situated in the Ever Popular Hillview Development
- Four Excellent Sized Bedrooms Including Principle Bedroom with Ensuite Shower Room
- Spacious Lounge with Gas Fire
- Contemporary Fitted Kitchen Open Through to Beautifully Appointed Living / Dining Area
- Modern Family Bathroom
- Oil Fired Central Heating, uPVC Double Glazing, B83 Energy Rating and Security Alarm Fitted
- Driveway Leading to Detached Garage
- Fully Enclosed and Landscaped Rear Gardens
- Close to Local Primary School, Shop and Public Transport
- Convenient Commute to Belfast, Carryduff and Lisburn

## **Entrance Porch**

Glazed black composite entrance door; tiled floor; glazed door through to:-

## **Entrance Hall**

Tiled floor; under stairs storage cupboard; telephone connection point; spotlights.

## **WC / Cloakroom**

**7'6 x 4'0 (2.29m x 1.22m )**

Modern white suite comprising close coupled WC and semi pedestal wash hand basin with mono mixer tap; tiled floor; extractor fan; recessed spotlights.

## **Lounge**

**13'7 x 11'8 (4.14m x 3.56m)**

Stunning granite fireplace with gas fire inset; granite hearth and fire surround; TV aerial connection point; wooden venetian blinds.

## **Kitchen / Living / Dining Area**

**19'5 x 12'4 (5.92m x 3.76m )**

Extensive range of contemporary fitted high and low level cupboards and drawers with matching wine rack incorporating 1½ tub composite sink unit with swan neck mixer taps: integrated Prima double electric oven; Normende fridge / freezer; Prima dishwasher; Normande microwave; Duropal worktops; tiled splashback; tiled floor; recessed spotlights; glazed upvc door to rear; tv aerial connection point.

## **Utility Room**

**6'4 x 5'1 (1.93m x 1.55m )**

Composite single drainer sink unit with mono mixer tap; good range of high and low level cupboards; Duropal worktops; tiled splashback; tiled floor; recessed spotlights; space and plumbing for washing machine and tumble dryer.

## **First Floor / Landing**

Access to roofspace; hotpress with Warmflow hot water tank.

## **Principal Bedroom**

**11'8 x 11'8 (3.56m x 3.56m )**

TV aerial connection point.

## **En-suite Shower Room**

**5'10 x 3'5 (1.78m x 1.04m )**

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled WC; towel radiator; part tiled walls; tiled floor; recessed spotlights; extractor fan.

## **Bedroom 2**

**8'7 x 5'10 (2.62m x 1.78m )**

## **Bedroom 3**

**11'0 x 8'0 (3.35m x 2.44m )**

## **Bedroom 4**

**9'7 x 7'5 (2.92m x 2.26m )**

**Bathroom****6'5 x 5'10 (1.96m x 1.78m )**

Modern white suite comprising curved panelled bath with pillar mixer tap and wall mounted telephone shower attachment; fitted curved glass shower screen; close coupled WC; semi pedestal wash hand basin with mono mixer tap; tiled floor; part tiled walls; towel radiator; recessed spotlights; extractor fan.

**Outside**

Spacious driveway leading to:-

**Detached Garage****21'6 x 9'11 (6.55m x 3.02m )**

Up and over door; light and power points; Warmflow oil fired boiler; upvc door to side.

**Gardens**

Fully enclosed rear gardens laid out in artificial grass with spacious brick pavia patio area; slate paving area; decking area; outside lights and water tap; pvc oil storage tank.

**Capital / Rateable Value**

£200,000. Rates Payable = £1740 per annum (approx)

**Tenure**

Freehold

**Management Company**

TBC



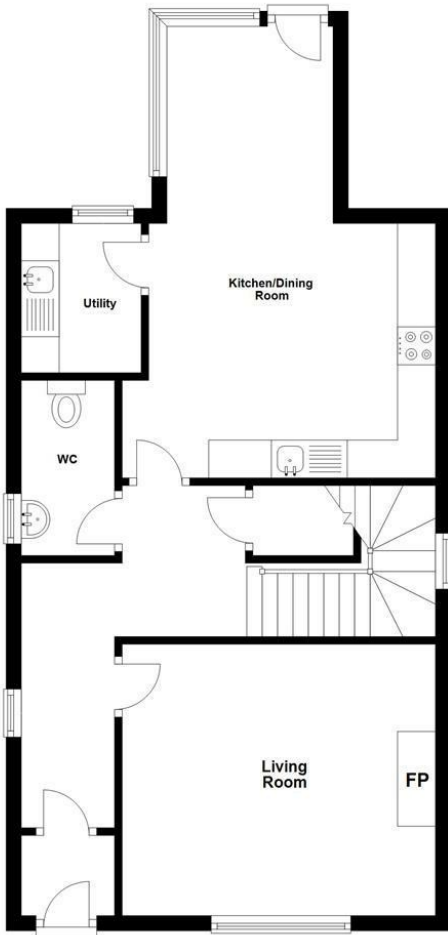




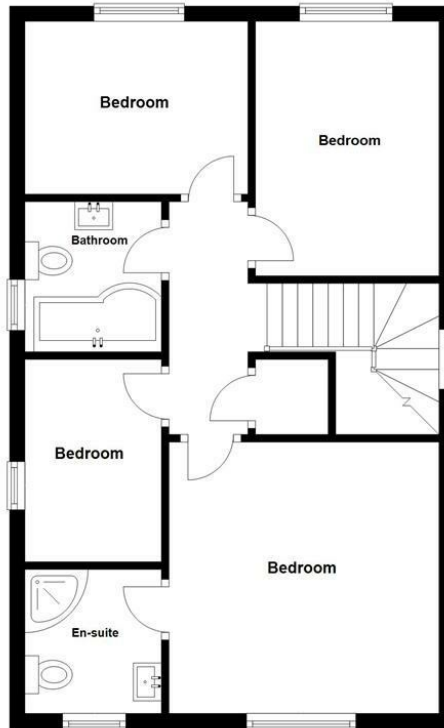




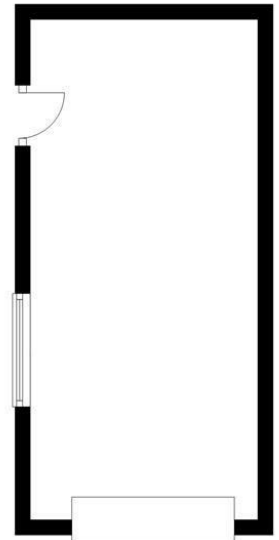
### Ground Floor



### First Floor



### Garage



Photography and Floor Plans by housefylni.co.uk  
Plan produced using PlanUp.

### 15 Hillview, Moneyreagh



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>83</b>	<b>83</b>

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