

Tim Martin
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21 Hillview
Moneyreagh
BT23 6EZ

Offers Around
£249,950

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SUMMARY

Open Viewing Tuesday 2nd July 17.00 - 18.00

A superb family home, situated in the much sought after development of Hillview, Moneyreagh, close to the local primary school, shop and pub and restaurant.

The property has been exceptionally well finished and boasts beautifully appointed accommodation over two floors, perfect for the growing and established families. The ground floor comprises of a spacious lounge, contemporary fitted kitchen with integrated appliances, which is open plan to a living and dining area, utility room and separate WC. The first floor enjoys four well proportioned bedrooms, with the principal bedroom ensuite and a family bathroom fitted with a modern white suite. The detached garage is approached by a spacious driveway, whilst the enclosed rear gardens are laid out in lawn with a spacious brick pavia patio area, boasting easy maintenance and excellent entertaining space for family and friends. The property is further complimented by oil fired central heating, uPVC double glazing, fascia and soffits and an excellent energy rating of B84 to help reduce running costs.

An excellent public transport service and road network allow for a convenient commute to Belfast city centre and ease of access to George Best Belfast City Airport, The Ulster Hospital, and a fantastic range of grammar schools in the surrounding and Greater Belfast area.

FEATURES

- Beautifully Presented And Modern Detached Family Home Situated In The Ever Popular Hillview Development
- Four Excellent Sized Bedrooms Including The Principal Bedroom With Ensuite Shower Room
- Spacious Lounge
- Contemporary Fitted Kitchen With Integrated Appliances Open Through To Beautifully Appointed Living/Dining Area
- Utility Room And Downstairs WC
- Family Bathroom With Modern White Suite
- Oil Fired Central Heating, uPVC Double Glazing And B84 Energy Rating
- Driveway Leading To Detached Garage
- Enclosed Rear Gardens Laid Out In Lawn With Spacious Patio Area
- Close To Local Primary School, Shop And Public Transport And Within A Convenient Commute To Belfast, Carryduff And Lisburn

Entrance Porch

PVC entrance door; tiled floor; glazed door through to:-

Entrance Hall

Under stairs storage cupboard; recessed spotlights.

WC

7'6 x 4'2 (2.29m x 1.27m)

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

Open Plan Kitchen / Living / Dining Area

19'7 x 13'1 (max measurements) (5.97m x 3.99m (max measurements))

Extensive range of contemporary fitted high and low level cupboards and drawers incorporating 1½ tub sink unit with swan neck mixer taps; integrated Prima electric under oven with 4 ring ceramic hob; extractor hood over; Prima dishwasher; Normende fridge / freezer; formica worktop; tiled splashback; tiled floor; recessed spotlights; glazed upvc door to rear.

Utility Room

6'5 x 5'1 (1.96m x 1.55m)

Good range of contemporary fitted high and low level cupboards; single drainer stainless steel sink unit with swan neck mixer taps; space and plumbing for washing machine and tumble dryer; formica worktop; tiled splashback; tiled floor; recessed spotlight; extractor fan.

First Floor / Landing

Access to roofspace; hotpress with Warm flow hot water tank.

Principal Bedroom

11'7 x 11'6 (3.53m x 3.51m)

Built-in sliding robes.

En-suite Shower Room

6'3 x 5'11 (1.91m x 1.80m)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; wash hand basin with mono mixer taps and vanity unit under; towel radiator; tiled floor; recessed spotlights; extractor fan.

Bedroom 2

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

Bedroom 3

11'0 x 7'9 (3.35m x 2.36m)

Bedroom 4

9'8 x 7'6 (2.95m x 2.29m)

Bathroom

6'6 x 5'10 (1.98m x 1.78m)

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

Outside

Spacious driveway to the side leading to:-

Detached Garage

19'10 x 10'7 (6.05m x 3.23m)

Up and over door; uPVC side door; lights and power points; oil fired boiler.

Gardens

Enclosed rear gardens laid out in lawn; spacious brick pavia patio area; outdoor power points; outside lights and water tap; PVC oil storage tank.

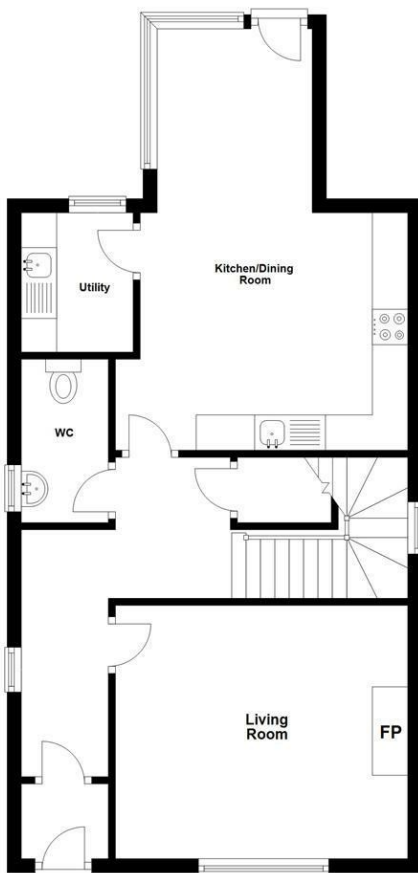
Tenure

Freehold

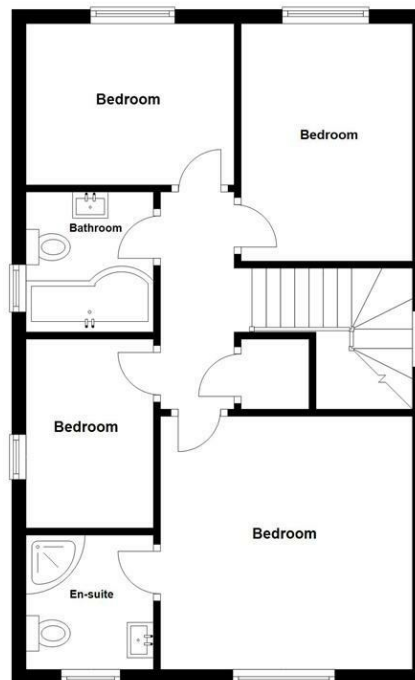
Capital / Rateable Value

£200,000. Rates Payable = £1740.00 per annum (approx)

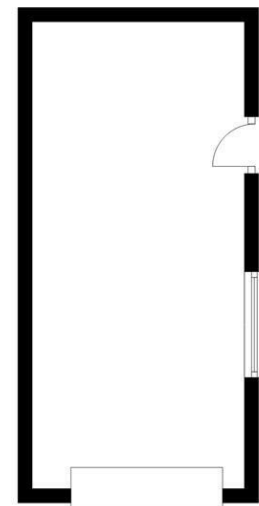
Ground Floor



First Floor



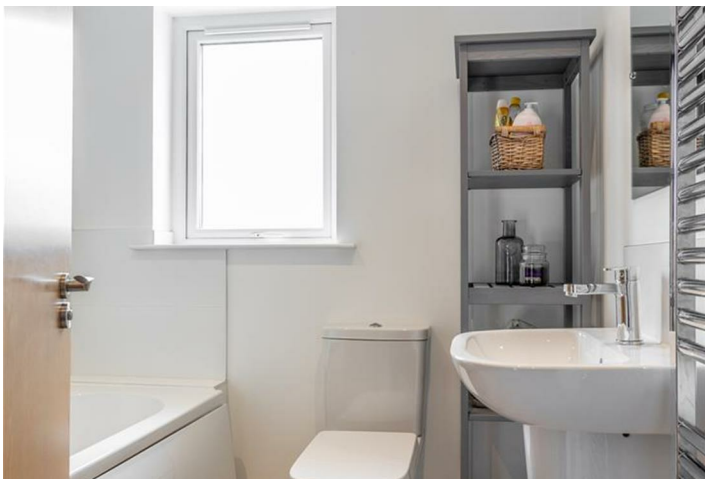
Garage



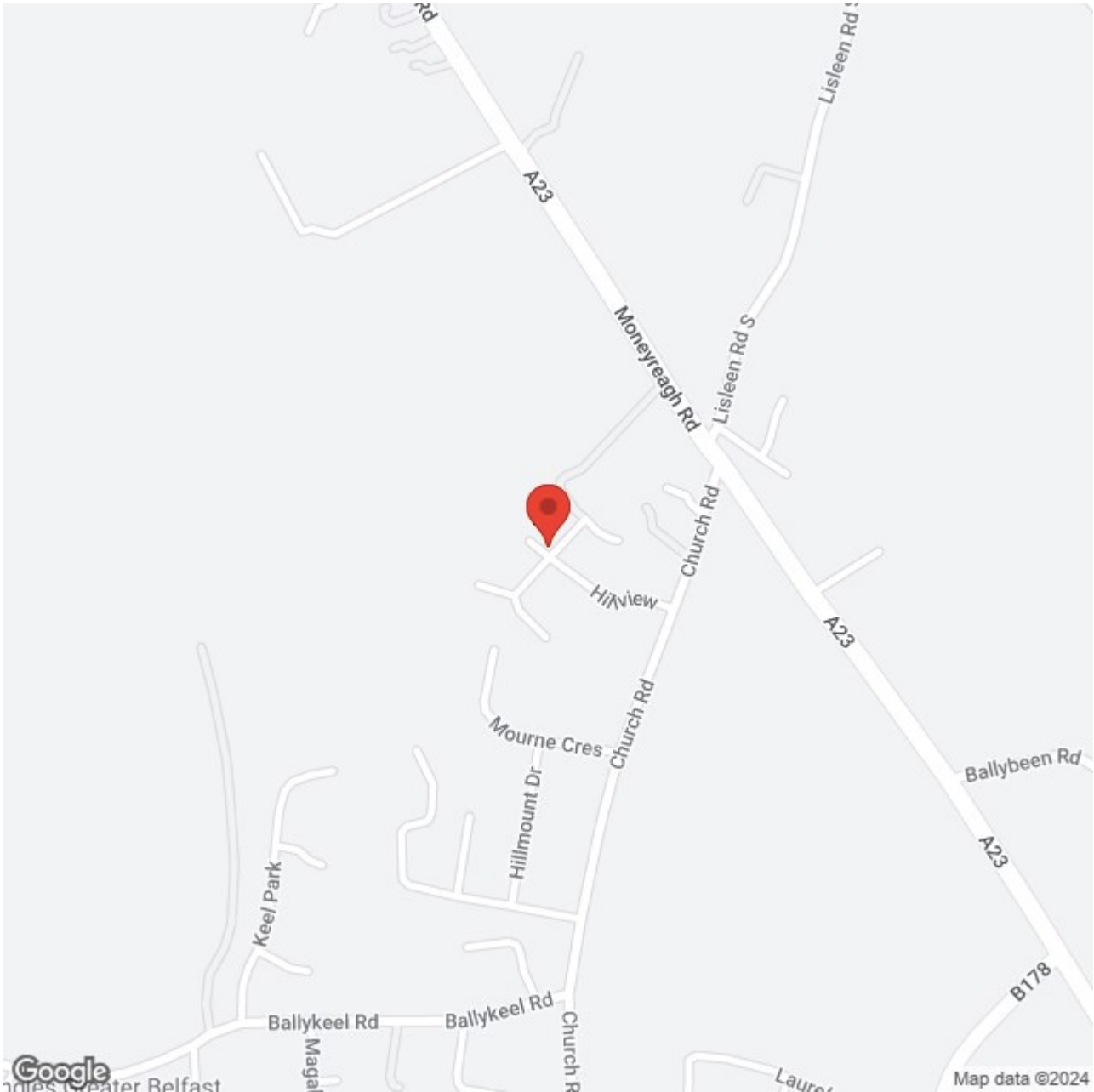
Photography and Floor Plans by housefyini.co.uk
Plan produced using PlanUp.

21 Hillview, Moneyreagh









Google
Map data ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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