



FOR SALE

4 Moyra Manor

Doagh, BT39 0ND

Offers over £264,950

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Nest Estate Agents are delighted to bring to market this beautiful detached property in the popular area of Moyra Manor, Burnside, Ballyclare.

This well presented family home boasts four well proportioned bedrooms (one with en-suite), two reception rooms, large kitchen through dining room and family bathroom. Externally the property benefits from large driveway, integral garage and fully enclosed rear garden laid in lawn and paved patio area. Other attributes include PVC double glazing and gas heating.

Whilst located in a peaceful area, the property is convenient to all local amenities and leading schools.

To arrange a viewing contact Nest on 02893438090, early viewing is highly recommended as this property will appeal to a range of buyers.

HALLWAY 7'6 x 4'11 (2.29m x 1.50m)

External hardwood door with glazed side panels and inset. Natural black slate floor.

TOILET 3'9 x 4'11 (1.14m x 1.50m)

Natural slate floor. Low flush w/c. Gloss vanity unit with chrome waterfall tap

LIVINGROOM 19'8 x 15'8 (5.99m x 4.78m)

Laminate wood flooring. Granite hearth. Multi fuel stove with beam mantle.

DINING ROOM 10'11 x 11'11 (3.33m x 3.63m)

Laminate wood effect flooring. PVC glazed french style doors.

KITCHEN 11'10 x 11'8 (3.61m x 3.56m)

Shaker style fitted kitchen with a range of high and low level units, contrasting granite worktops, ceramic Belfast sink with chrome pull spray tap, space for range style cooker, stainless steel extractor fan, tiled splashback, natural slate floor, feature spotlights.

FAMILY ROOM 8'2 x 9'10 (2.49m x 3.00m)

Natural slate floor.

UTILITY 11'5 x 6'8 (3.48m x 2.03m)

High and low level shaker style units with Belfast sink, and contrasting granite worktops. Space for washing machine. Space for dishwasher. Access to rear garden. Hardwood door with glazed inset.

BEDROOM 1 20'8 x 11'5 (6.30m x 3.48m)

EN-SUITE 5'7 x 6'7 (1.70m x 2.01m)

Laminate wood effect flooring. Low flush w/c. Enclosed shower unit. Tiled walls.

BEDROOM 2 13'8 x 11'10 (4.17m x 3.61m)

BEDROOM 3 14'1 x 9'1 (4.29m x 2.77m)

BEDROOM 4 11'8 x 13'3 (3.56m x 4.04m)

BATHROOM

Modern white suite comprising double ended free standing slipper bath with free standing waterfall tap, enclosed mixer rainfall shower unit, low flush w/c. White vanity unit with marble bowl sink, tiled walls, wood effect laminate floor.

LANDING 17'1 x 5'7 (5.21m x 1.70m)

STORAGE 4'8 x 2'9 (1.42m x 0.84m)

GARAGE 11'5 x 15'3 (3.48m x 4.65m)

Power and Light. Manually operated shutter door.

OUTSIDE

Rear enclosed garden laid in lawn, paved patio area bordered by wooden fence. Outside light.

Front driveway, parking for three+ cars.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Northern Ireland			Northern Ireland		