



## 1 The Moorlands

Toomebridge, Antrim, BT41 3RN

Offers Around £125,000



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC composite double glazed front door with side screen. Stairwell to first floor. Access to under stair store. Tiled floor.

#### LOUNGE

12'11 x 11'4 (3.94m x 3.45m)

Focal point multi-fuel stove (with back boiler link-up) on granite hearth. Solid wood flooring.

#### KITCHEN

17'9 x 6'6 (5.41m x 1.98m)

Fitted kitchen with high and low level storage units and contrasting work surfaces. Composite sink. Integrated 4 ring electric hob and oven with extractor fan over. Space for washing machine, tumble dryer and fridge freezer. Hardwood rear door. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space.

#### BEDROOM 1

11'11 x 10'0 (3.63m x 3.05m)

#### BEDROOM 2

11'5 x 7'8 (3.48m x 2.34m)

Wood laminate floor covering.

## BATHROOM

Modern fitted three piece suite comprising 'walk-in' shower enclosure with electric shower over, wash hand basin and WC. Access to hot press.

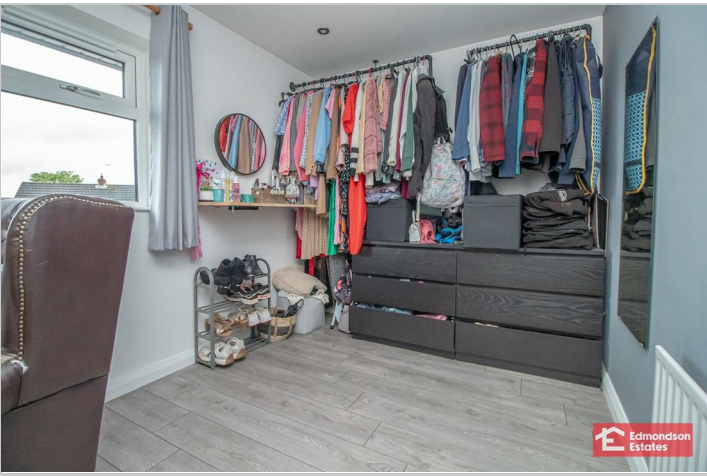
## EXTERNAL

Low maintenance front garden in stone.

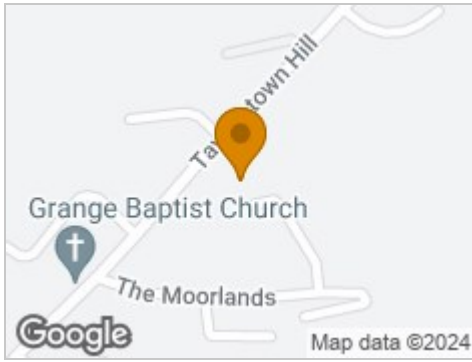
Private driveway in tarmac.

Generous south facing rear garden in lawn with stoned patio area.

Boiler house with oil fired central heating boiler. Access to separate store.



## Road Map



## Hybrid Map



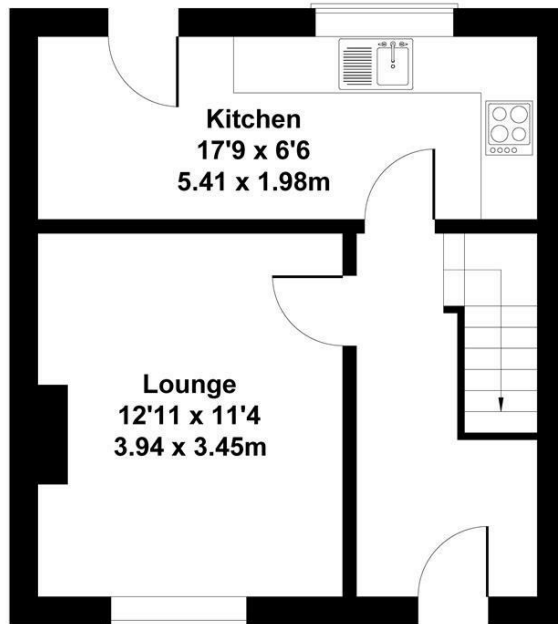
## Terrain Map



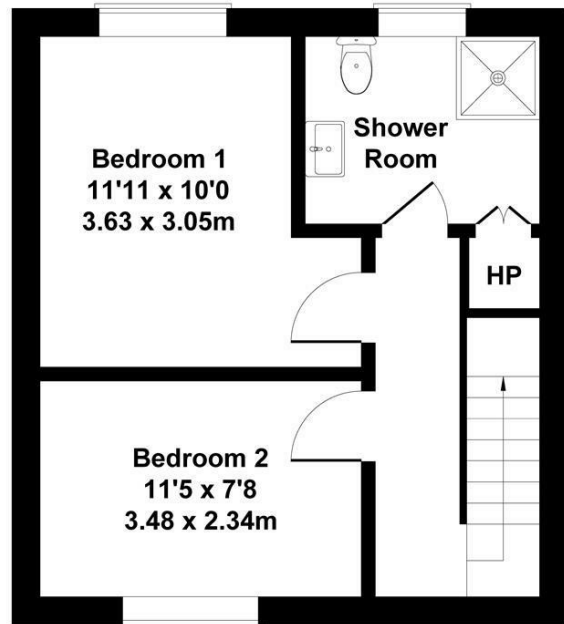
## Floor Plan

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Approximate Gross Internal Area  
707 sq ft - 66 sq m



**GROUND FLOOR**



**FIRST FLOOR**

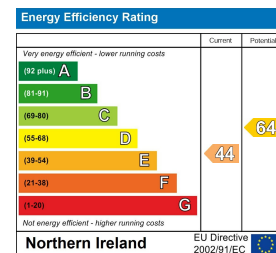
Not to Scale. Produced by The Plan Portal 2024

**For Illustrative Purposes Only.**

## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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