



1 Keel Park, Off the Ballykeel Road, Moneyreagh, BT23 6DE

Asking Price £149,950

Moneyreagh is a peaceful location on the outskirts of the city that enjoys a village atmosphere, yet is within 10 minutes drive of Belfast and has amenities situated close by. This delightful end terrace home has been maintained by its current owners to the highest of standards inside and outside, and it comprises accommodation that is both bright and spacious, comprising 3 well proportioned bedrooms, all with built in storage, lounge and a modern fitted kitchen with dining area and a deluxe white bathroom suite on the 1st floor. Externally it is located on a corner site with lawn gardens to front, side and rear. Outside there is also a recently built garden room that would be suitable for a wide range of uses. The surrounding area also offers access to a local primary school and a selection of shops, restaurants and public transport links that offer an easy commute to Belfast, Newtownards, Carryduff and the surrounding towns and villages. A fine chain free home in a popular and convenient location. View early to avoid disappointment. This home certainly has the wow factor!

- Superb end terrace home
- Bright and spacious lounge
- Ground floor w/c
- Oil heating
- Corner site with gardens front, side and to the rear/ Recently constructed garden room
- Three good size bedrooms
- Modern kitchen open to dining area
- 1st floor white bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		54	62

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Tiled floor, under stairs annex, additional built in storage.

Cloaks



Ground floor w/c comprising low flush w/c, wash hand basin, pvc panelled walls and ceiling.

Lounge 17'5 x 11'1 (5.31m x 3.38m)



Laminate flooring, media wall area. Open to kitchen / dining

Additional lounge image



Kitchen / dining 17'7 x 9'6 (5.36m x 2.90m)



At widest points. Full range of high and low level units, feature Belfast sink unit with mixer taps, wooden work surfaces, 5 ring

gas hob and double oven, fridge freezer space. Integrated dishwasher, recessed spotlights, wall mounted radiator, breakfast bar.

Additional kitchen image



Covered entertainment area

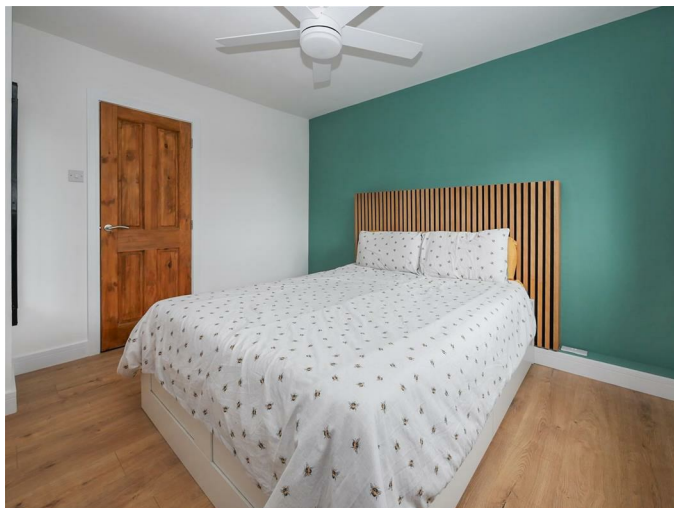


Recessed spotlights, outside tap, outside storage with light and power, plumbed for washing machine.

1st floor

Built in storage on the landing with hot press, access to the roof space.

Bedroom 1 12'9 x 10'7 (3.89m x 3.23m)



Laminate flooring, large walk in wardrobe.

Bedroom 2 12'9 x 8'8 (3.89m x 2.64m)



Laminate flooring. Built in robe and additional ground level storage.

Bedroom 3 9'4 x 8'6 (2.84m x 2.59m)



Laminate flooring. Built in wardrobe.

Bathroom 6'7 x 6'7 (2.01m x 2.01m)



Modern white suite comprising wood panelled bath, Mira sport shower, low flush w/c, wash hand basin with storage below, part tiled walls, recessed spotlights, tiled floor, wall mounted radiator.

Outside

Front gardens

Neat gardens to the front laid in lawn with flower beds.

Side and rear gardens



Gardens to the side and rear laid in lawn, bounded by brand new fencing.

Additional garden image



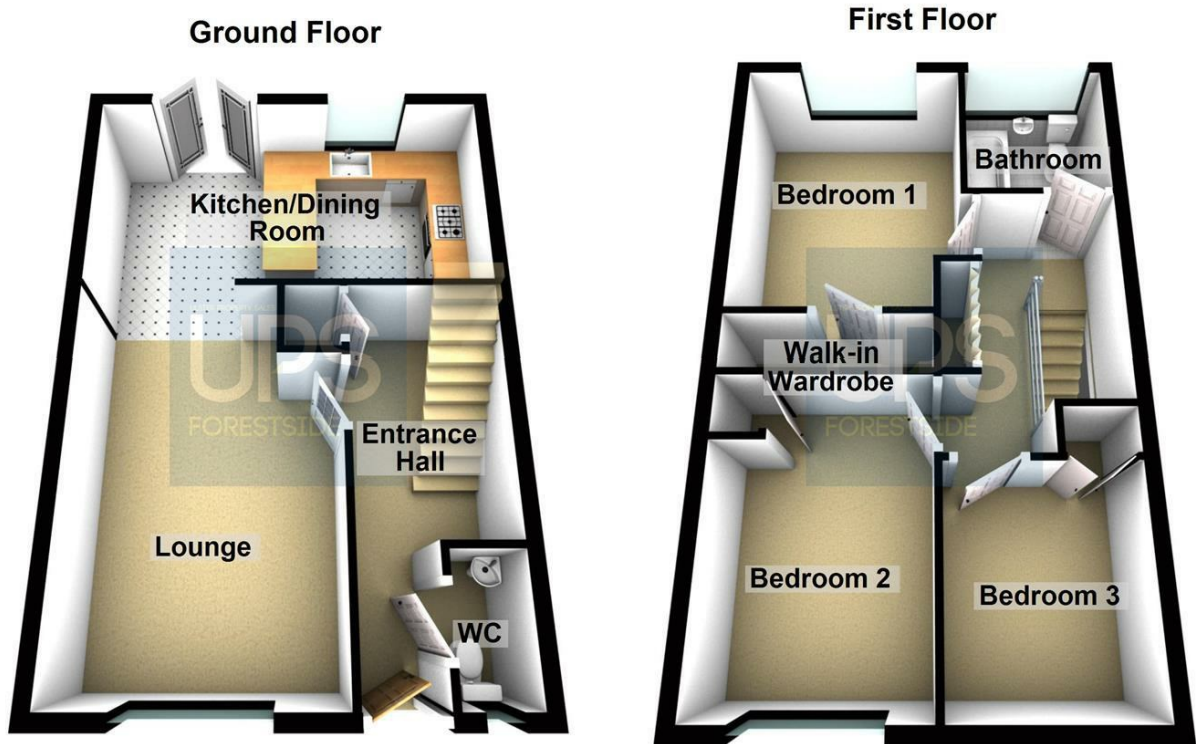
Garden room

Garden room 12'5 x 10'2 (3.78m x 3.10m)



Light and power will be fitted.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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