

Outside

Fully enclosed good sized rear gardens in paviours, raised patio.

Boiler house with oil fired boiler. Oil tank. Outside light and tap.

Ample communal parking to front and rear.

TEMPLETON
ROBINSON

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ROBINSON



Energy Rating		
Epc Type: Domestic		
Current: C71		
Potential: C71		
EPC Landmark Code: 7634-7628-8400-0375-0202		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		



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This deceptively spacious and exceptionally well presented terrace home offers well proportioned accommodation boasting 4 bedrooms and a particularly special living room.

On entering the property one is immediately struck by the high standard of finish and attention to detail that the current owners have incorporated when fully refurbishing this excellent home.

Located in a popular residential area close to Moneyreagh Village with local amenities close by and with easy access to Belfast and a few minutes from Ballygowan.

Offers Around
£165,000

15 Keel Park,
Moneyreagh,
BT23 6DE

Viewing by
appointment with
& through agent
028 9042 4747

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Moneyreagh,
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Property Features

Exceptionally Well Presented and Deceptively Spacious Family Home

4 Well Proportioned Bedrooms

Generous Living Room with Dining Area

Modern Fitted Kitchen

Utility Room

Downstairs Shower Room

Modern Family Bathroom Suite with Separate Shower

Oil Fired Central Heating/uPVC Double Glazed Windows

Fully Enclosed Rear Gardens

Ample Communal Parking to Front and Rear

Location:

Property Comprises

Ground Floor

uPVC double glazed front door.

TILED ENTRANCE HALL:

SHOWER ROOM: Pedestal wash hand basin, tiled splashback, fully tiled built-in shower cubicle, ceramic tiled floor.

Storage under stairs.

LIVING ROOM: 23' 11" x 13' 5" (7.3m x 4.1m) Hole in the wall fireplace with tiled hearth and wooden uPVC double glazed patio doors.

MODERN FITTED KITCHEN: 12' 2" x 10' 6" (3.7m x 3.2m)

Excellent range of high and low level units with worktops, single drainer 1.5 bowl stainless steel sink unit with mixer taps, built-in microwave, extractor fan, part tiled walls, ceramic tiled floor, gas and electric Aga.

UTILITY ROOM: Plumbed for washing machine, ceramic tiled floor, range of built-in cupboards.

First Floor

BEDROOM (1): 11' 6" x 9' 2" (3.5m x 2.8m)

BEDROOM (2): 14' 5" x 7' 7" (4.4m x 2.3m)

BEDROOM (3): 10' 6" x 10' 2" (3.2m x 3.1m)

BEDROOM (4): 11' 2" x 5' 11" (3.4m x 1.8m)

BATHROOM: Modern white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, built-in double shower, overhead and body spray shower, heated towel rail.

