



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

139 Monree Hill

Donaghcloney

BT66 7GZ

Bedroom	4
Reception	2
Bathroom	3



Beautifully presented four bedroom detached home with garage set upon an elevated position within this popular development

Offers in Excess of: £259,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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139 Monree Hill must be viewed to fully appreciate just what this well proportioned family home has to offer. Well positioned within this popular development it is set upon an elevated plot close to the green, and benefits from panoramic views of the countryside. Internally there are four double bedrooms with the master benefiting from an en suite. The family bathroom consists of a four piece suite with separate bath and shower. There are two great sized living rooms to the front of this immaculately presented home, one of which has an open fire. The open plan kitchen dining has excellent high and low storage units with glazed display cabinets and breakfast bar, and has integrated appliances to include oven and hob. A utility room and WC complete the ground floor. The garden to the rear is fully enclosed and laid in lawn. The detached garage has a roller door, power and light. Parking is via the driveway to the side. This property must be viewed to fully appreciate just how good it is!



- Four double bedrooms (master en -suite)
- Open plan kitchen dining with a range of integrated appliances and breakfast bar
- Two generous reception rooms, one with open fire
- Utility & downstairs WC
- Family bathroom with separate shower & bath
- Oil fire central heating
- Detached garage with roller door.
- Fully enclosed rear garden laid in lawn
- Highly convenient location within easy reach of Lurgan, Banbridge, Dromore and A1



ENTRANCE

Entrance door with glazed panels to each side leading to hallway. Single panel radiator. Open under stairs.

LIVING ROOM

3.78m x 4.79m (12' 5" x 15' 9")

Feature fire place with open fire and tiled hearth. Laminate flooring. Double panel radiator.

LOUNGE

3.78m x 3.89m (12' 5" x 12' 9")

Laminate flooring. Double panel radiator.

KITCHEN DINING

2.96m x 5.78m (9' 9" x 19' 0")

Range of high and low level units with glazed displaying cabinets and breakfast bar seating area. ZANUSSI oven with four ring ceramic hob. Stainless steel extractor fan. One and half bowl sink and drainer. Tiled floor. Part tiled walls. Sliding glazed door leading to patio.

UTILITY ROOM

2.07m x 2.67m (6' 9" x 8' 9")

Co-ordinating low level units and larder space for washing machine and tumble dryer. Stainless steel sink and drainer. Tiled floor and splash back. Single panel radiator. Part glazed UPVC door leading to garden.

WC

0.97m x 1.40m (3' 2" x 4' 7")

Dual aspect dual flush WC. Pedestal sink. Storage cupboard.

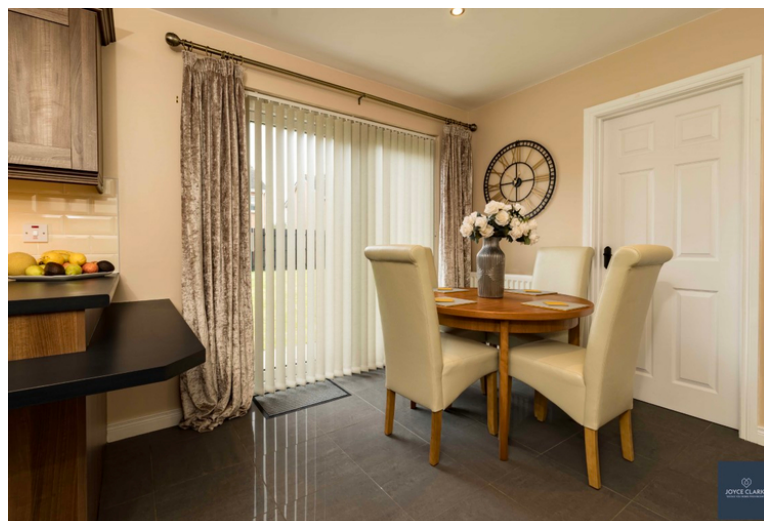
LANDING

Single panel radiator. Reading gallery. Hotpress

MASTER BEDROOM

3.88m x 3.78m (12' 9" x 12' 5")

Front aspect double bedroom. Single panel radiator.



EN SUITE

1.40m x 2.97m (4' 7" x 9' 9")

Walk in shower enclosure with electric shower. Back to wall dual flush WC. Pedestal style sink with mixer tap. Recessed lighting. Tiled floor, part tiled walls. Window extractor.

BEDROOM TWO

3.78m x 3.92m (12' 5" x 12' 10")

Front aspect double bedroom. Single panel radiator

BEDROOM THREE

2.98m x 2.89m (9' 9" x 9' 6")

Rear aspect double bedroom. Single panel radiator.

BATHROOM

2.80m x 1.93m (9' 2" x 6' 4")

Four piece suite. Corner shower with electric MIRA sport shower. Moulded bath. Dual flush WC, pedestal style sink. Tiled floor and splashback. Heated towel rail. Single panel radiator. Window. Recessed lighting. Extractor.

BEDROOM FOUR

2.32m x 2.98m (7' 7" x 9' 9")

Rear aspect double bedroom. Single panel radiator.

OUTSIDE

Fully enclosed rear garden laid in lawn. Paved patio and path. Outside tap. Access gate to driveway. Driveway laid in attractive stones.

GARAGE

3.63m x 5.41m (11' 11" x 17' 9")

Up and over roller door. Pedestrian door and side window. Power and light. Boiler. Oil tank to rear.



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