

Tim Martin
— .co.uk



9 Hillmount Drive
Moneyreagh
BT23 6BE

Offers Around
£160,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Open Viewing

Monday 4 November from 4 - 5pm (no appointment necessary)

Set in the heart of Moneyreagh Village, this semi-detached bungalow, with a detached garage, is particularly appealing to first time buyers, downsizers, or those seeking single-level living.

The property has undergone substantial modernisation to include a newly fitted kitchen, shower room, flooring coverings throughout and double glazing in white uPVC frames, leaving the new purchaser with nothing to do but unpack and enjoy their new home.

The living accommodation boasts a generous lounge with open fire and kitchen, with built in appliances, leading to the enclosed rear gardens. Three bedrooms and shower room with modern white suite complete the property.

Outside, a bitmac drive leads to the detached garage, with new roller door, and a concrete parking area. The rear gardens are enclosed, laid out in lawns and benefit from 2 sheds; ideal for use as a laundry room or additional storage.

The property is within walking distance to Moneyreagh Primary School, village shop, church and children's play park. Moneyreagh village is ideally located a short drive from Lesley Forestside Shopping Centre, Stormont and Belfast City Airport and an easy commute to the city centre using public transport.

FEATURES

- Open Viewing Monday 4 November from 4 - 5pm (no appointment necessary)
- Newly Modernised Semi Detached Bungalow
- Spacious Lounge with Open Fire
- Recently Installed Kitchen and Appliances
- Three Bedrooms
- Shower Room with Modern White Suite
- Detached Garage with Roller Door
- Enclosed Rear Garden Laid Out in Lawns
- 2 Sheds to Rear - Ideal as Laundry Room or Additional Storage
- Within Walking Distance to Moneyrea Primary School and Public Transport

Entrance Hall

Corniced ceiling; LED lighting; wood laminate flooring.

Lounge

15'4 x 10'11 (4.67m x 3.33m)

Brick fireplace on tiled hearth and hardwood mantle over; corniced ceiling; TV aerial connection point; wood laminate flooring.

Kitchen

15'2 x 7'4 (4.62m x 2.24m)

Single drain stainless steel sink unit with mono mixer taps; range of laminate high and low level cupboards and drawers; formica worktop; Beko electric over; Beko ceramic hob with stainless steel and glass canopy over concealing light and extractor fan; integrated Indesit dishwasher; matching breakfast bar; part tiled walls; wood laminate flooring; LED lighting; glazed uPVC door to rear gardens; hotpress with insulated copper cylinder and Willis type immersion heater.

Bedroom 1

12'7 x 10'7 (3.84m x 3.23m)

Corniced ceiling; wood laminate flooring.

Bedroom 2

8'8 x 8'7 (2.64m x 2.62m)

Corniced ceiling; wood laminate flooring.

Bedroom 3

8'8 x 8'5 (2.64m x 2.57m)

Corniced ceiling; wood laminate flooring.

Shower Room

5'10 x 5'5 (1.78m x 1.65m)

White coloured suite comprising quadrant tiled shower cubicle with Triton Enrich electric shower with PVC clad walls; glass sliding door and side panels; vanity unit with fitted wash hand basin and mono mixer taps; cupboards under and mirrored fronted bathroom cabinet over; chrome heated towel radiator; vinyl flooring; extractor fan; PVC clad ceiling; tiled walls; dual flush WC.

Outside

Flagged and concrete drive to front of garage.

Garage

20'8 x 9'8 (6.30m x 2.95m)

Roller door; fluorescent lighting; power points; Firebird popular 70 oil fired boiler.

Wash House

6'7 x 6'6 (2.01m x 1.98m)

Plumbed for washing machine; light and power

Store

6'8 x 3'1 (2.03m x 0.94m)

Gardens

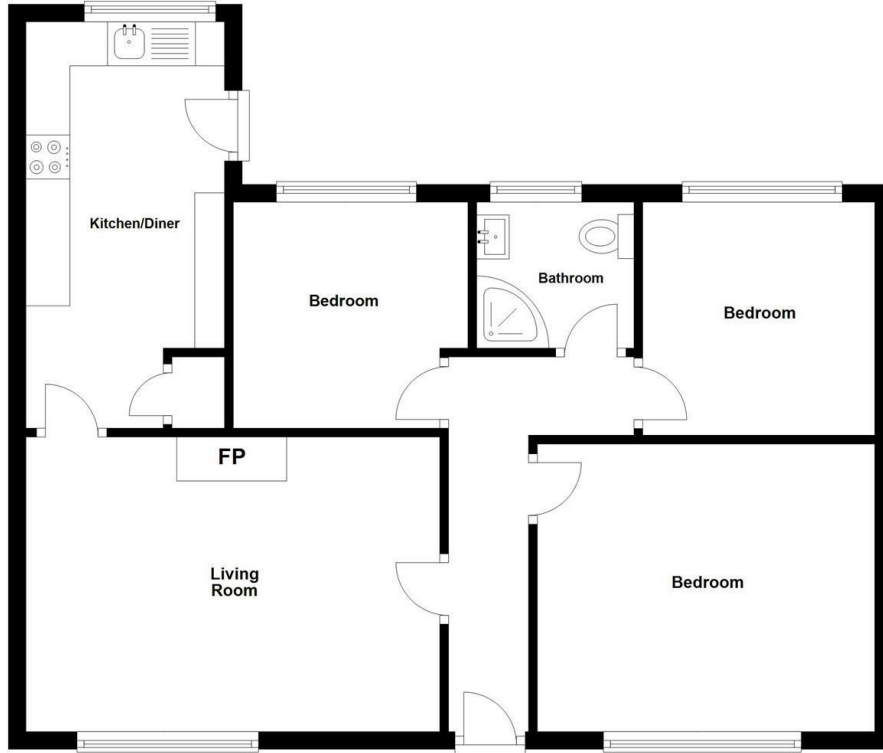
Gardens to front and rear laid out in lawns planted with a selection of ornamental and flowering shrubs; PVC oil storage tank; outside light and water tap.

Tenure

TBC

Capital / Rateable Value

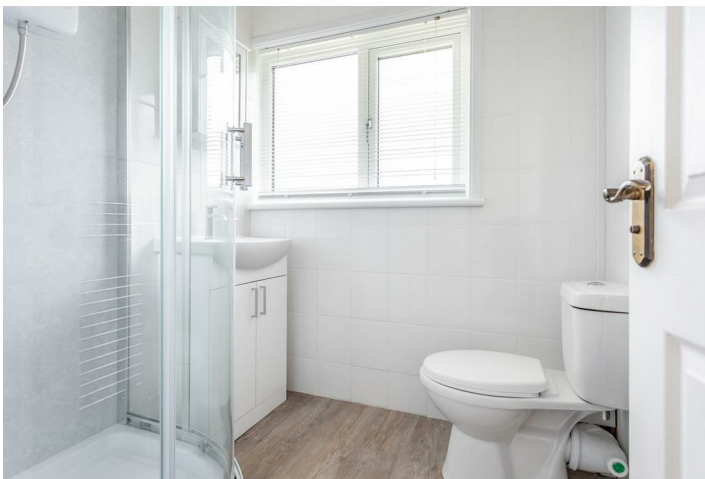
£85,000. Rates Payable = £739.50 per annum (approx)



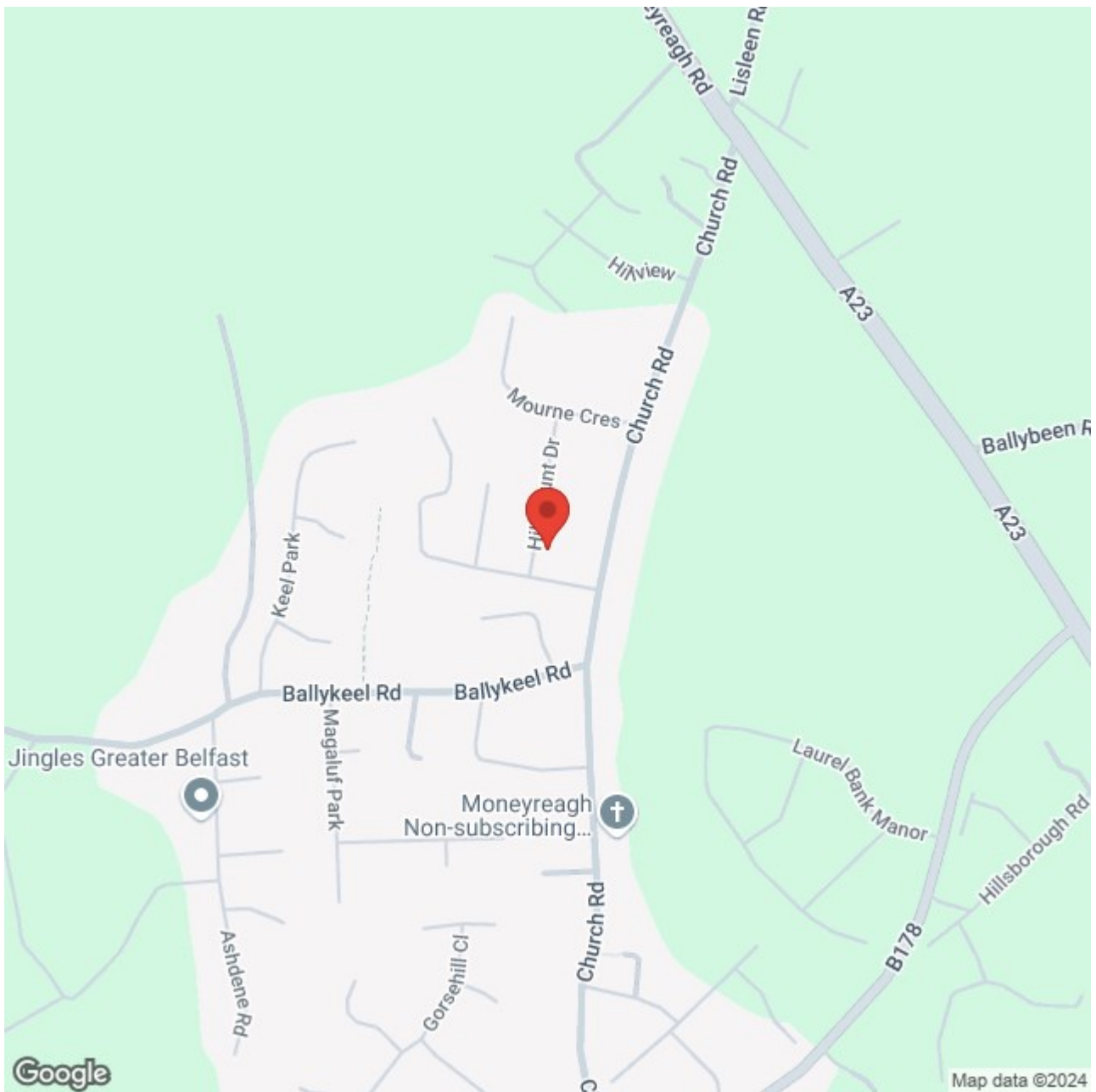
Total area: approx. 87.7 sq. metres (943.9 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.