

TEMPLETON
ROBINSON



13 Moyrusk Road,
Moira,
Craigavon,
BT67 0HZ

Offers Over
£569,950

Viewing by
appointment with
& through agent
028 9266 1700



A beautifully presented detached villa in an excellent, popular location. Built in 2009, this fine home offers family accommodation that will appeal to a wide range of potential purchasers. The accommodation comprises, on the ground floor, a good sized living room and separate dining room together with a magnificent modern kitchen with dining area, sun room and office. A separate utility room and ground floor wc. Upstairs are five

bedrooms, two with walk in wardrobes and ensuite shower rooms, and a deluxe bathroom. The property additionally benefits from double glazed window frames, underfloor heating on ground and first floors, delightful gardens and an integral garage. We would strongly recommend internal inspection.



- Beautifully presented detached family home in a popular location
 - Built in 2009 to a high specification / Alarm System
 - Generous reception hall with oak staircase
 - Good sized lounge with sandstone fireplace
 - Separate formal dining room
- Office with tiled floor which could also function as a play room/Snug
 - Sunroom with vaulted ceiling a double doors to the rear
- Luxury kitchen diner with built in appliances and bi folding doors
 - Separate utility room and ground floor W.C
- Five bedrooms, two with en suite shower rooms and walk in wardrobes
 - Luxury family bathroom with free standing bath
- Underfloor Heating on both floors/Double glazed windows
 - Beam Vacuum System
 - Integral garage and gardens to front, side and rear
- Viewing is highly recommend to fully appreciate this attractive family home

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The Property Comprises:

Ground Floor

ENTRANCE PORCH: uPVC front door with glass side panels, tiled flooring.

ENTRANCE HALL: Hardwood and glass door to entrance hall, tiled flooring.

LOUNGE: 21' 0" x 13' 9" (6.4m x 4.19m) Hardwood floor, feature sandstone fireplace with wood burner, corning and spotlighting.



DINING ROOM: 13' 9" x 12' 10" (4.19m x 3.91m) Spotlighting, tiled floor.



OFFICE: 13' 9" x 7' 10" (4.19m x 2.39m) Spotlighting, tiled flooring.



KITCHEN/DINING: 22' 8" x 17' 7" (6.91m x 5.36m) Bifolding doors to rear, 1 1/2 stainless steel sink unit, granite worktops and splashbacks, high and low level units, island with storage and seating, 6 ring gas Britannia range with tiled splashback.



REAR HALLWAY: Housing for American fridge/freezer.

UTILITY ROOM: Single draining stainless steel sink unit with mixer tap, plumbed for washing machine, high and low level units.

DOWNSTAIRS W.C.: Low flush WC, vanity wash hand basin, tiled flooring, spotlighting and extractor.



STORAGE/PANTRY: Access to large garage with roller doors and boiler.

SUN ROOM: 13' 7" x 11' 6" (4.14m x 3.51m) Tiled flooring, vaulted ceilings, spotlighting, feature electric fire, double doors to rear.



First Floor

LANDING: Double door hotpress, spotlighting, access to roofspace.



BEDROOM (1): 13' 11" x 13' 3" (4.24m x 4.04m) Spotlighting.

WALK-IN WARDROBE: 7' 5" x 6' 9" (2.26m x 2.06m) Spotlighting.

ENSUITE SHOWER ROOM: 7' 1" x 6' 9" (2.16m x 2.06m) Shower, low flush WC, vanity wash hand basin, extractor fan, tiled floor, spotlighting.



BEDROOM (2): 13' 9" x 13' 3" (4.19m x 4.04m)

WALK-IN WARDROBE 7' 5" x 6' 9" (2.26m x 2.06m)

ENSUITE SHOWER ROOM: 7' 5" x 6' 9" (2.26m x 2.06m) Shower, low flush WC, vanity wash hand basin, extractor fan, tiled floor, spotlighting, extractor.



BEDROOM (3): 16' 7" x 10' 10" (5.05m x 3.3m)



BEDROOM (4): 20' 8" x 11' 6" (6.3m x 3.51m)



BEDROOM (5): 20' 0" x 10' 0" (6.1m x 3.05m)



BATHROOM: 13' 7" x 10' 4" (4.14m x 3.15m) Corner shower, freestanding bath, low flush WC, vanity wash hand basin, ceramic tiled floor, spotlighting, extractor.



Outside

Garden laid in lawn to front, side and rear. Patio area. Parking to front and side.

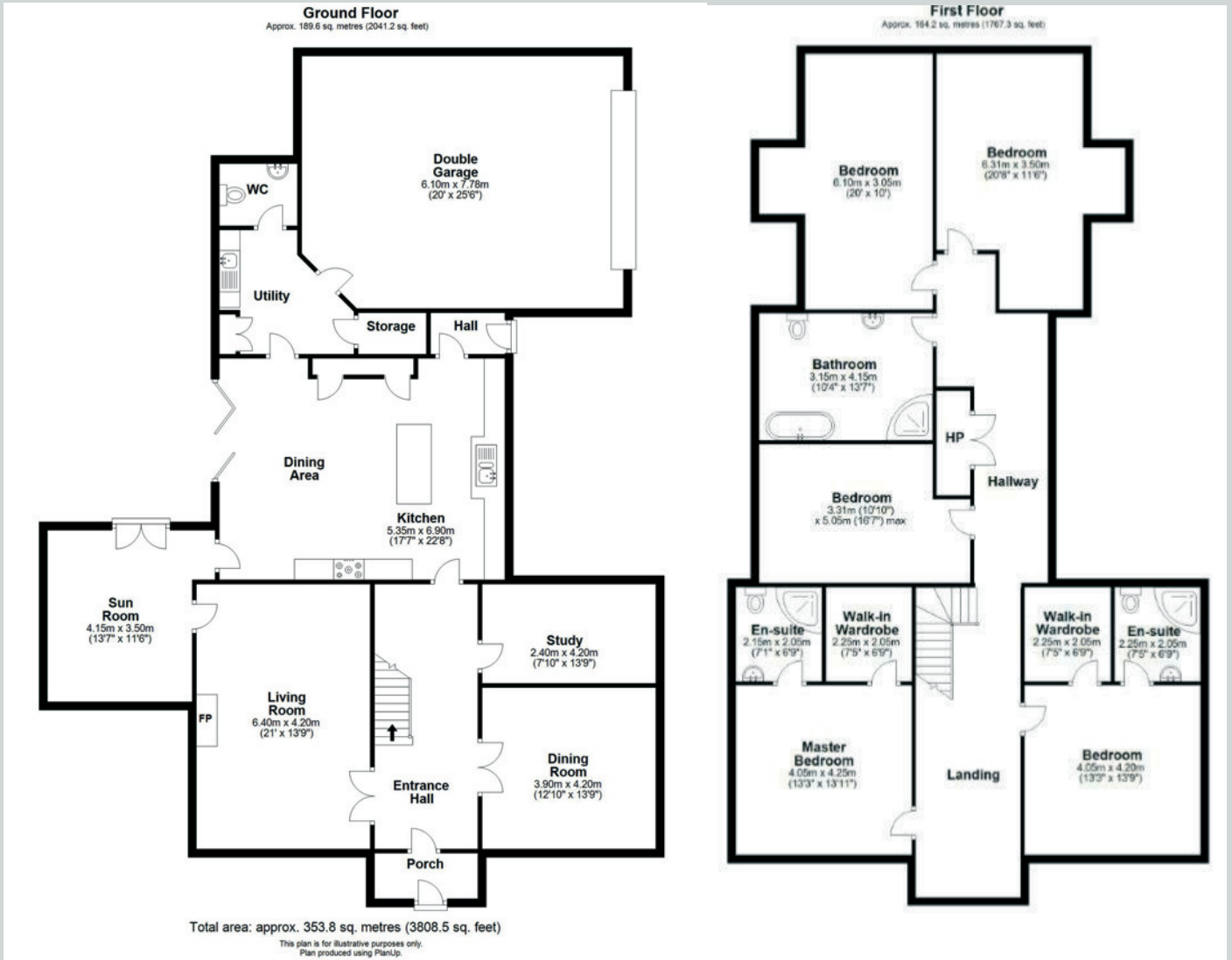


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Tenure We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

Rates Payable For period 24/25 £2923

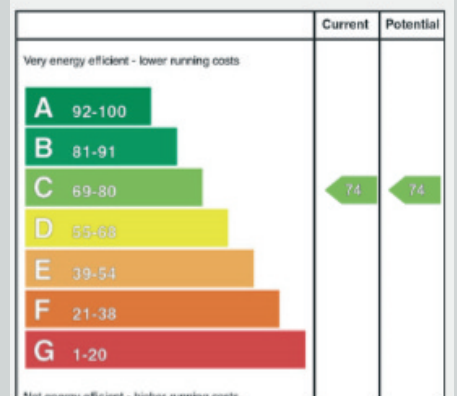


Location:

From Knockmore Road, turn right onto Moira Road, continue for 2.4 miles and turn right again onto Moyrusk Road.

Energy Rating

Epc Type: Domestic
 Current: C74
 Potential: C74
 EPC Landmark Code: 0330-2664-1030-2099-7881
[Epc Certificate](#)



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