

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



**1 TRINITY SQUARE**  
Magheralin BT67 0WP

Offers around  
**£229,950**





stewart  
estate agents



stewart  
estate agents



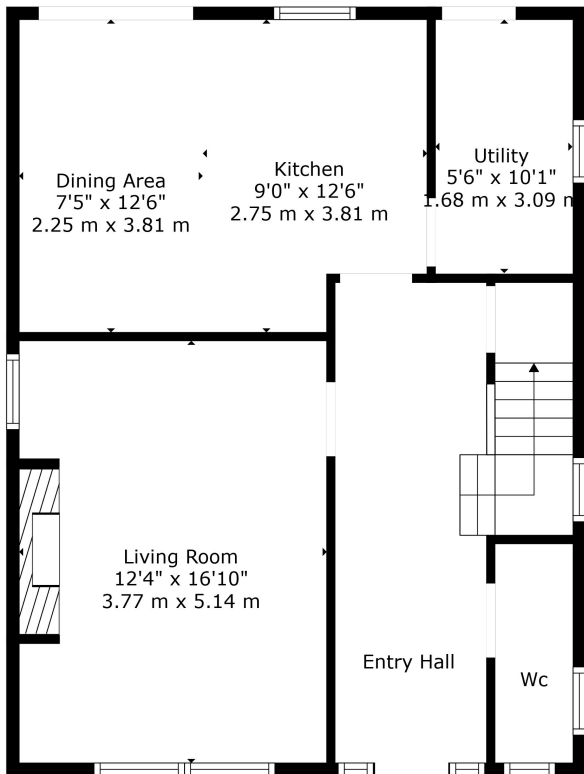
stewart  
estate agents



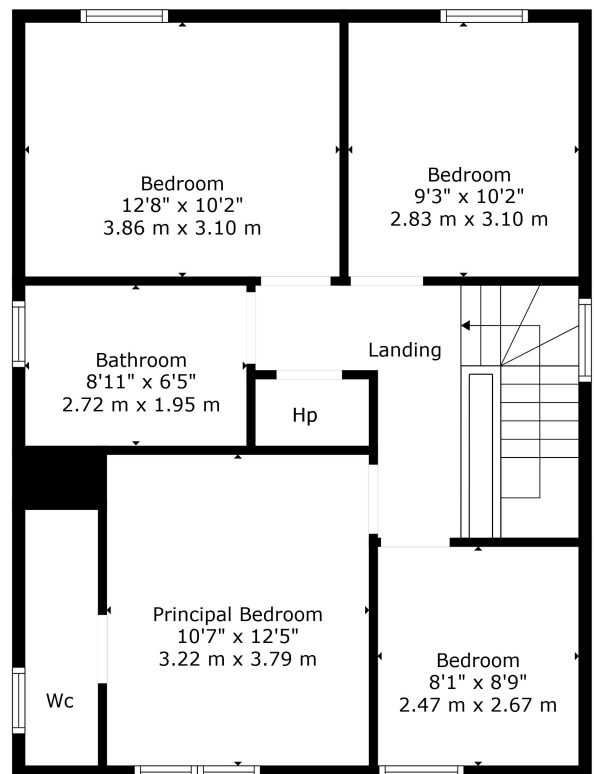
stewart  
estate agents



stewart  
estate agents



Floor 1



Floor 2

## Description

A handsome detached contemporary style dwelling, enjoying a prime position within a modern development, located just off the main Belfast Road and convenient to this beautiful and historic hamlet of Magheralin, with local shops and good road networks with bus services to other provincial towns and cities.

The property has a wonderfully designed and a beautifully presented interior which includes a practical four bedroom layout, a bright hallway, elegant drawing room with inset cast iron stove as well as a stylish kitchen and separate utility room.

A south facing and spacious rear garden will provide one of the many selling feature of this fine home and viewing is simply a must!

## Features

- Contemporary style detached residence
- Four good bedrooms, master bedroom with ensuite shower room
- Bright and spacious entrance hallway with a feature staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Elegant drawing room with a feature fireplace and an inset cast iron stove
- Bright and stylish kitchen with a good range of fitted high and low level units including a built in larder cupboard, and island unit and a built in oven, hob with extractor fan above. PVC double glazed double doors to the rear garden
- Separate utility room with fitted units
- Bathroom on the first floor with a modern white suite to include a bath, WC and wash basin. Separate shower cubicle
- Attractive cul-de-sac just off the main Belfast Road
- Spacious and neatly manicured south facing rear gardens laid out in lawns with a patio area
- Tarmac driveway to the front and side
- PVC double glazed windows
- Gas Fired central heating
- Attractive oak panelled interior doors



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.