

Tim Martin
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20 Hillview
Moneyreagh
BT23 6EZ

Offers Around
£240,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Situated in the highly desirable development of Hillview, this beautiful detached family home has been finished to an exceptional standard throughout and is ready to move into and enjoy luxury living at its best.

Enjoying the benefits of uPVC double glazing, oil fired central heating and an excellent B energy rating, the accommodation is beautifully presented. The ground floor enjoys a spacious lounge with feature electric fire, stunning kitchen with dining area, fitted with an excellent range of integrated appliances and a downstairs WC and cloakroom. The first floor boasts three excellent sized bedrooms including the principal bedroom en-suite and a family bathroom, complete with a modern white suite.

Outside, a spacious driveway leads to the detached garage with utility area, whilst easily maintained gardens are located to the rear of the property with a summer house.

Situated just off the Church Road, a short stroll brings you to the well established Moneyreagh Primary School, Auld House Pub and Restaurant, local shop, playground and local churches. The location provides excellent convenience to the surrounding towns of Comber, Carryduff, Saintfield And Ballygowan with good public transport and road networks linking the commuter to Belfast within 15 minutes.

FEATURES

- Beautifully Presented Detached Family Home Situated Within This Highly Desirable Development
- Three Excellent Sized Bedrooms Including The Principal Bedroom With Ensuite Shower Room
- Spacious Lounge With Feature Electric Fire
- Stunning Kitchen And Dining Area With An Excellent Range Of Integrated Appliances
- Downstairs WC And Cloakroom
- Family Bathroom Fitted With A Modern White Suite
- Oil Fired Central Heating, uPVC Double Glazing And B83 Energy Rating
- Spacious Driveway Leading To Detached Garage With Utility Area
- Within A Short Stroll To Moneyreagh Primary School, Auld House Pub And Restaurant, Local Shop, Churches And Playground
- Convenient Commuting Distance To Belfast City Centre By Road And Public Transport

Entrance Hall

Glazed PVC entrance door; ceramic tiled floor.

WC

7'3 x 3'10 (2.21m x 1.17m)

Modern white suite comprising close coupled WC and semi-pedestal wash hand basin with mono mixer taps; tiled floor; extractor fan.

Lounge

12'0 x 10'0 (3.66m x 3.05m)

Wall mounted electric fire; TV and telephone connection points; open through to:-

Kitchen / Dining Area

22'7 x 10'1 (6.88m x 3.07m)

Extensive range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub sink unit with swan neck mixer tap; integrated Prima electric double oven; 4 ring ceramic hob with extractor hood over; Normende fridge / freezer; Prima dishwasher; formica worktop; tiled splashback; tiled floor; recessed spotlights; glazed uPVC door to side; glazed uPVC double doors to rear gardens;-

First Floor / Landing

Access to roofspace; hotpress with Warmflow hot water tank.

Principal Bedroom

12'0 x 10'0 (3.66m x 3.05m)

En-Suite Shower Room

12'2 x 3'10 (3.71m x 1.17m)

Modern white suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding sliding door; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; part tiled walls; tiled floor; towel radiator; recessed spotlights; extractor fan.

Bedroom 2

10'1 x 7'8 (3.07m x 2.34m)

Bedroom 3

11'5 x 7'8 (3.48m x 2.34m)

Range of wardrobes.

Bathroom

6'6 x 6'5 (1.98m x 1.96m)

Modern white suite comprising panelled bath with pillar mixer taps and wall mounted telephone shower attachment; fitted curved glass shower screen; close coupled WC; semi-pedestal wash hand basin with mono mixer taps; part tiled walls; tiled floor; towel radiator; recessed spotlights; extractor fan.

Outside

Spacious driveway leading to:-

Detached Garage

17'3 x 10'3 (5.26m x 3.12m)

Up and over door; uPVC side door; light and power points; 1½ tub sink unit with mono mixer taps; cupboards under; space and plumbing for washing machine; Warmflow oil fired boiler.

Gardens

Decorative gravelled area and well stocked flower beds to the front.

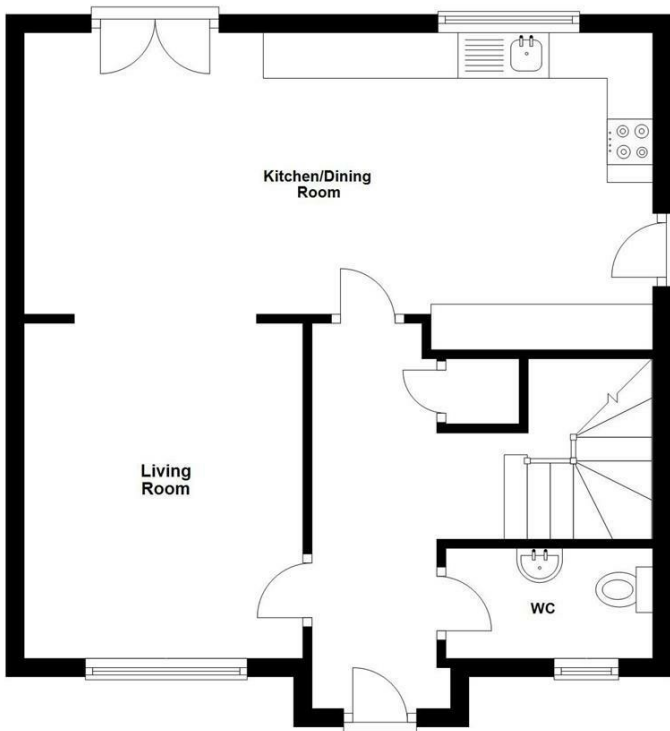
Enclosed rear gardens with brick paving; outside lights and water tap; PVC oil storage tank; summer house.

Capital / Rateable Value

£190,000 = Rates Payable £1653.00 per annum (approx)

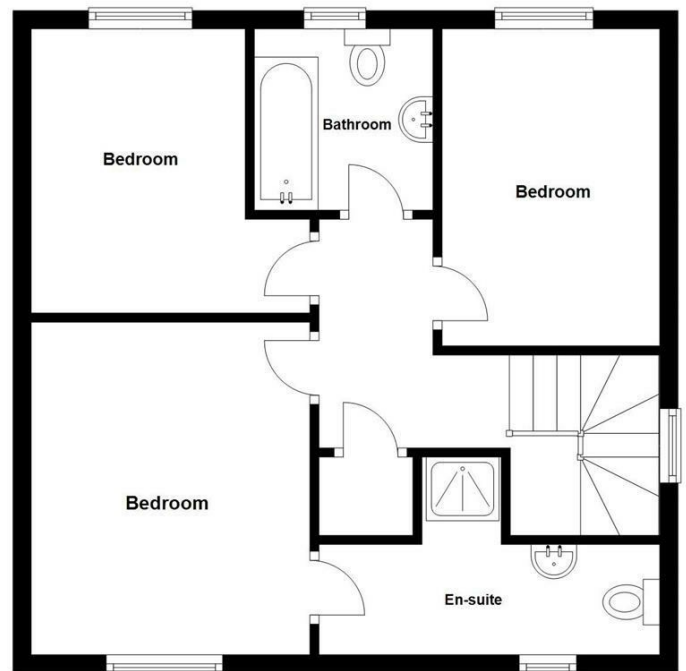
Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



First Floor

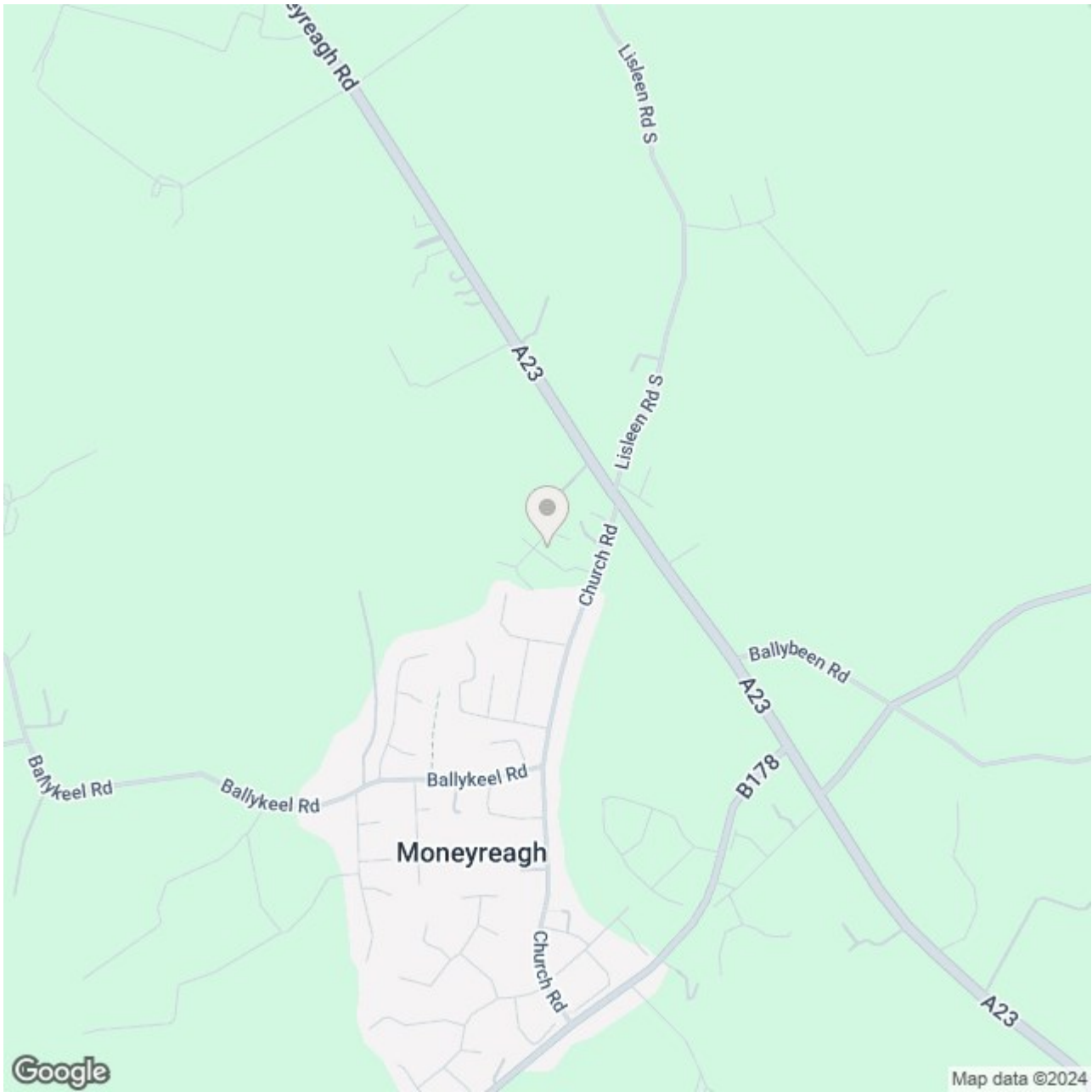
Approx. 183.5 sq. metres (1975.5 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(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

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