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9 WARINGMORE
Lurgan Road Moira BT67 0LG

Offer over
£529,950







Description:

Wonderfully nestled within a small leafy cul-de-sac and located on the edge of Moira's bustling village, this truly delightful and highly exclusive detached residence will undoubtedly create a modern lifestyle choice for those seeking the convenience of village life with its coffee shop culture, highly respected primary schools and a great road network for other towns and cities.

The property has a striking and handsome profile with a practical interior layout for modern living and entertaining. A stunning open plan kitchen with family area and sun room will create the heart of the home with doors leading to the private rear gardens with timber decked patio.

We feel that this a welcome addition to the village property market, a beautifully designed, contemporary home in a highly respected and much admired residential setting. Viewing a must!

Features:

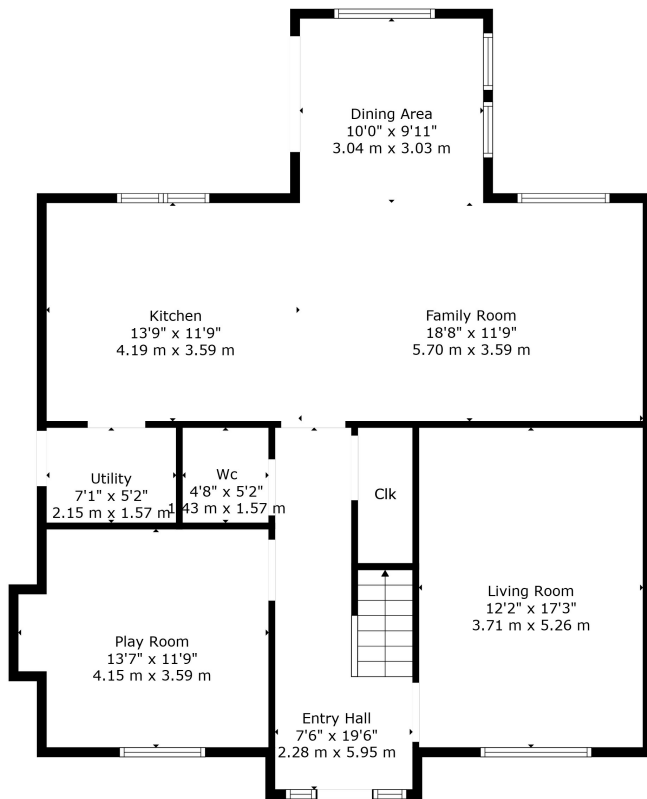
- A stunning detached residence enjoying an exclusive leafy cul-de-sac on the edge of Moira's bustling village
- Four spacious bedrooms, two bedrooms with ensuite shower rooms
- Impressive entrance hallway with a traditional style solid Mahogany front door and fan light and a spindled staircase to the gallery style landing
- Elegant drawing room with an oak beamed mantle and inset multi fuel burning stove
- Separate family room with a chimney breast and provisions made for a cast iron stove
- Downstairs cloak room with WC and wash hand basin
- Stunning open plan kitchen with family room and vaulted sun room or dining area with a feature arch window and double doors to the rear garden
- Contemporary fitted kitchen with a sleek minimalist style and finished in white with white work surfaces. An ample range of fitted high and low level storage cabinets with space for a range style cooker and space for a double fridge freezer. Island unit with an inset microwave oven. Integrated dishwasher
- Separate utility room with a matching range of fitted high and low level units including a larder cupboard, integrated fridge and inset sink unit
- Bathroom on the first floor with a contemporary white suite including a bath, WC and wash hand basin as well as a corner shower cubicle. Feature wall tiles
- Oak panelled interior doors through out
- Bison concrete floors to the first floor level
- Gas fired central heating with under floor heating to the ground floor
- PVC double glazed windows
- Tarmac driveway
- Very neat gardens to the front and rear. Rear garden has a patio area, timber decked seating area and a dog run
- Detached garage with roller garage door
- External laundry room with fitted units and insert sink unit. Space for a washing machine and dryer

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		

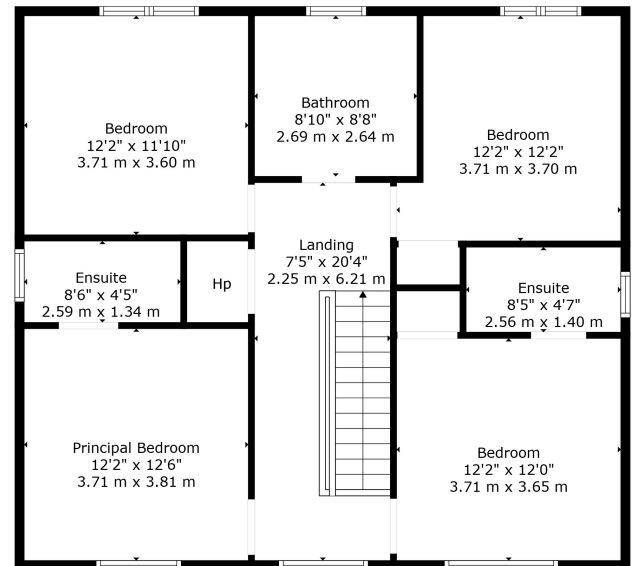
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Floor 1



Floor 2

TOTAL: 2026 sq. ft, 188 m2
 FLOOR 1: 1074 sq. ft, 100 m2, FLOOR 2: 952 sq. ft, 88 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

