



LAVERY MITCHELL

CHARTERED SURVEYORS,
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5 Ro Rua, Toomebridge, Antrim, BT41 3UJ

Offers Around £184,950

- A Stylish and Well-Presented Modern Townhouse
- Nearby Amenities: Close to Magherafelt, Randalstown, and Antrim
- A Perfect Combination of Comfort and Convenience
- Perfect Location for Commuters
- Get in Contact Today - Early Viewing Recommended!
- Master Bedroom with En-Suite Also Has Walk-In-Wardrobe/Office Space
- Modern Shaker Style Kitchen
- 4 Bedroom Property
- Family Bathroom and Downstairs W/C
- Spacious Back Garden with Patio Area

Lavery Mitchell are delighted to bring to the market this stunning 4-bedroom townhouse, located in the sought after Ro Rua Development in the village of Toomebridge. Ideally positioned between Belfast and Derry, this property offers an excellent location for commuters. The nearby towns of Magherafelt, Randalstown, and Antrim provide a wide range of shopping, educational, and recreational amenities, while Belfast International Airport is just a 25-minute drive away. This home combines comfort and convenience, making it an ideal choice for modern living.

Kitchen and Dining Area
18'6" x 10'8"



A modern shaker style kitchen with low and high rise units with a spacious dining area.

Landing
16'8" x 11'10"



A bright spacious landing area with a white painted stairwell with stylish carpets and wallpaper.

Living Room
10'6 x 16'11



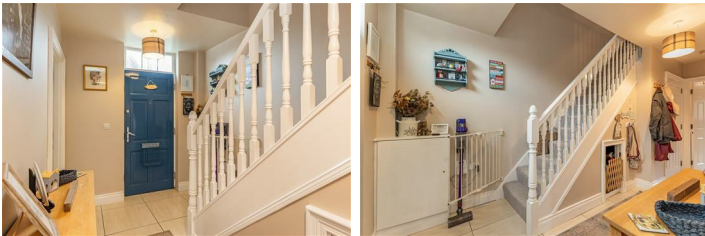
A bright and spacious living room at the front of the house with modern laminate flooring.

Main Bathroom
10'5" x 5'11"



A white 4 piece, family bathroom, with cream floor tiles and modern decor throughout.

Entrance Hall
16'8" x 7'2"



A bright and spacious entrance hallway with cream tiles and carpeted stairs.

Bedroom 1
15'1 x 10'4



A bright front facing, spacious, bedroom. A tastefully decorated room with cream painted walls and carpet.

W/C
6'2" x 3'4"

W/C on the ground floor, under the staircase.

Bedroom 2
10'2" x 10'5"



A rear facing bedroom with freshly painted walls and carpet.

Bedroom 3
7'5 x 10'6



Currently used as an office/study space to the rear of the house.

Master Bedroom



Spacious third floor bedroom which has a walk-in wardrobe area or could also be used as an office space. The master bedroom also includes a modern en-suite. With 2 windows the room fills up with natural light. Measurements: Bedroom: 19'0" x 14'6"; Walk-In-Wardrobe/Shelved Office Measurements; 10'2" x 6'9". En-Suite Measurements: 7'5" x 6'9"

Back Garden

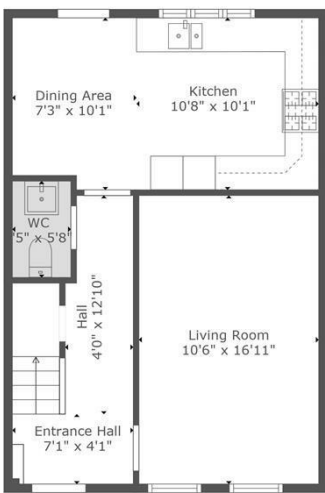


A large enclosed back garden with patio area.

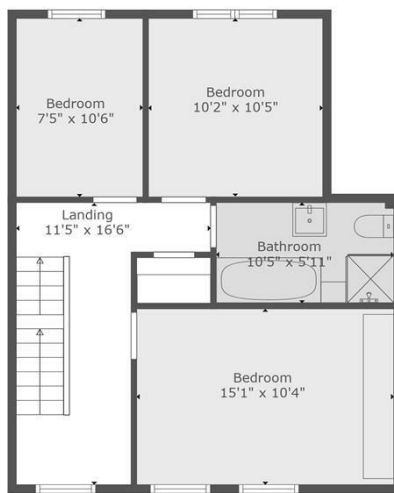
Front Driveway



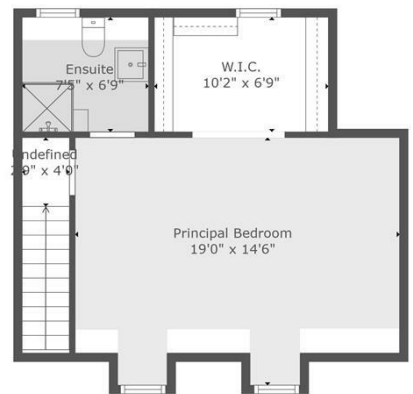
A tarmac driveway with space for two vehicles.



Floor 1




Floor 2



Floor 3

TOTAL: 1426 sq. ft
 FLOOR 1: 491 sq. ft, FLOOR 2: 560 sq. ft, FLOOR 3: 375 sq. ft
 EXCLUDED AREAS: LOW CEILING: 42 sq. ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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