



Lord Moira Park,

**Offers in the region of  
£235,000**



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# Lord Moira Park, Ballynahinch, County Down

## Offers in the region of £235,000

An attractive and well presented detached double fronted family home occupying a level and extensive site within this sought after and convenient location. Spacious and well laid accommodation comprises reception hall, cloaks, Wc, stunning fitted kitchen/ dining, family room, separate dining room as well as lounge with fireplace. Utility room off kitchen, leading to rear gardens, detached garage. First floor comprises master bedroom plus en-suite shower, three further bedrooms, contemporary bathroom. Oil fired heating and double glazing throughout, driveway, car parking spaces, front gardens with plants and shrubs, enclosed rear gardens with paved patio and artificial grass area. Impressive within, immediate viewing is required within this proximity.

### RECEPTION HALL

Upvc double glazed front door, ceramic tiled flooring, under stairs storage.

### CLOAKROOM/WC

Low level Wc, wash hand basin, tiled flooring.

### KITCHEN

4.04m x 3.15m (13'3" x 10'4")

Extensive range of high and low level high gloss units, laminate work tops, single drainer stainless steel sink unit, built-in dishwasher, integrated electric oven and 4 ring ceramic hob unit, part tiled walls, tiled flooring, Casual dining area

### UTILITY ROOM

3.15m x 1.40m (10'4" x 4'7")

Range of units, sink unit, laminate work top, plumbed for washing machine, tiled flooring.

### FAMILY ROOM

3.53m x 2.67m (11'7" x 8'9")

Feature fireplace with electric fire inset, laminate flooring, French doors to rear.

### LOUNGE

5.03m x 3.56m (16'6" x 11'8")

Feature fireplace with electric fire.

### DINING ROOM

35.97m x 3.48m (118'0" x 11'5")

Feature wooden flooring, glazed double doors to hall

### FIRST FLOOR LANDING



For full EPC please contact the branch

### MASTER BEDROOM

40.84m x 36.27m (134'0" x 119'0")

Fitted range of wardrobes, dresser unit.

### EN-SUITE SHOWER ROOM

Separate shower cubicle with electric shower unit, low level Wc, wash hand basin, tiled flooring, part tiled walls, extractor fan, spot lights.

### BEDROOM 2

40.23m x 2.92m (132'0" x 9'7")

Superb range of built-in robes, laminate flooring.

### BEDROOM 3

3.00m x 3.20m (9'10" x 10'6")

### BEDROOM 4

3.30m x 3.20m (10'10" x 10'6")

Built-in robe, laminate flooring.

### BATHROOM

White bathroom suite comprising panelled bath with mono tap, wash hand basin, Wall and floor tiling, panelled ceiling,

### GARAGE

5.56m x 2.82m (18'3" x 9'3")

Roller door, oil fired boiler.

### OUTSIDE

Front car parking, flower beds with plants and shrubs. Driveway/ car parking to side and front laid in tarmac, enclosed rear gardens with extensive paved patio area and artificial grass area.

### EPC

### FLOOR PLANS

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only





