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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS



19 Marlodge Drive
Moneyreagh BT23 6DB

OFFERS
AROUND

£214,950

A well presented and deceptively spacious detached family home, tucked away at the end of this peaceful cul-de-sac and within walking distance of the local primary school, play park and convenience store.

This beautiful property ticks all the boxes for a family home – the ground floor enjoys a fabulous layout comprising of a spacious lounge with gas fire, modern fitted kitchen with excellent dining space, through to the sun room which overlooks the private rear gardens and a separate utility room. The first floor boasts four excellent sized bedrooms with the master bedroom en suite and a principle bathroom fitted with a modern white suite. Outside, a spacious driveway provides superb parking for 3 – 4 cars and leads to the integral garage whilst, the fully enclosed side and rear gardens enjoy a southerly aspect and provide fantastic entertaining space.

Moneyreagh village is becoming an increasingly popular area to reside with its ease of access to public transport, Belfast city centre, George Best City Airport, hospitals and an excellent range of primary and secondary schools in the surrounding and Greater Belfast areas.

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ACCOMMODATION

ENTRANCE HALL

Glazed upvc entrance door with matching side panel; wood laminate floor; telephone connection point; under stairs storage cupboard.

LOUNGE 4.17m (13'8) x 3.96m (13')

Beautiful granite fireplace with matching hearth, gas fired inset, modern wood fire surround; wood laminate floor; tv aerial connection point; wiring for 2 wall lights; corniced ceiling; glazed double doors through to:-



KITCHEN / DINING AREA 7.39m (24'3) x 2.97m (9'9) maximum measurements

Excellent range of modern high and low level cupboard and drawers with matching glazed display cupboards incorporating single drainer stainless steel sink unit with mixer taps; integrated Belling electric under oven; Zanussi 4 ring ceramic hob with chrome extractor hood over; space for dishwasher and fridge / freezer; granite worktops; tiled floor and part tiled walls; open through to:-



SUN ROOM 3.66m (12'0) x 2.97m (9'9)

Wood laminate floor; recessed spotlights; glazed upvc door to rear gardens.



UTILITY ROOM 1.98m (6'6) x 1.93m (6'4)

Single drainer stainless steel sink unit with mixer taps; range of high and low level cupboards; space and plumbing for washing machine; formica worktop; tiled floor; tiled splashback; glazed upvc door to rear; access to integral garage.

STAIRS TO FIRST FLOOR / LANDING

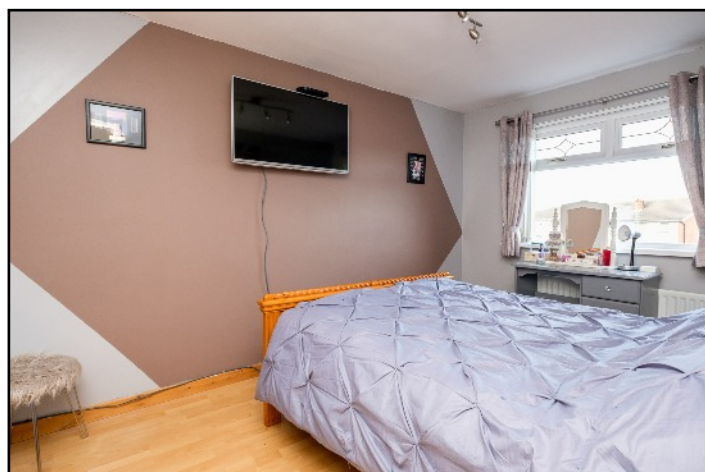
Hotpress with insulated copper cylinder; recessed spotlights.

MASTER BEDROOM 3.68m (12'1) x 2.95m (9'8)

Wood laminate floor; built in storage cupboards and drawers.

EN SUITE SHOWER ROOM 3.15m (10'4) x 1.93m (6'4)

Modern white suite comprising separate shower cubicle with Mira Galena electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with mixer tap; dual flush wc; part tiled walls; built in storage cupboards; extractor fan.



BEDROOM 2 3.99m (13'1) x 2.74m (9')

Wood laminate floor.



BEDROOM 3 3m (9'10) x 2.31m (7'7)

Wood laminate floor; built in storage cupboard.



BEDROOM 4

3.25m (10'8) x 3m (9'10) maximum measurements

Wood laminate floor.



OUTSIDE

Spacious bitmac driveway providing ample parking space for 3 - 4 cars and leading to:-

INTEGRAL GARAGE 5.18m (17'0) x 3m (9'10)

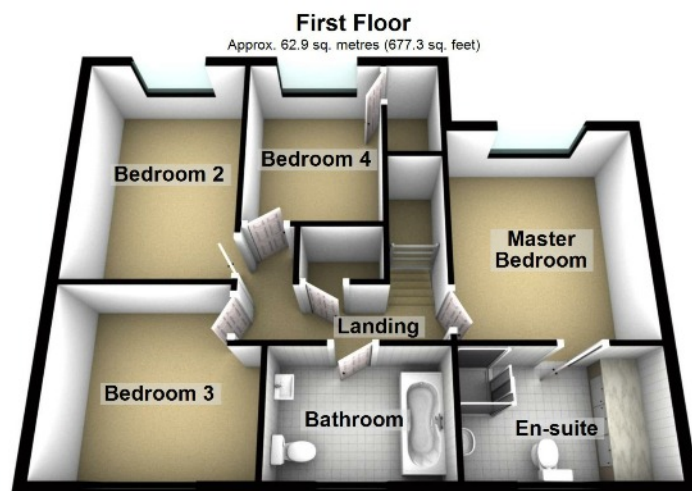
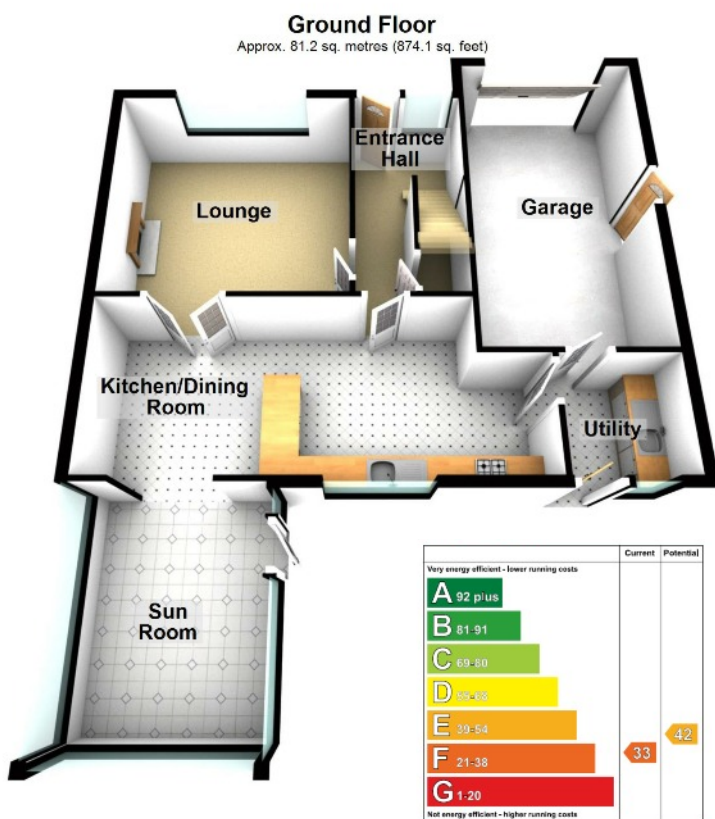
Up and over door; glazed upvc door to side; fluorescent light; power points; oil fired boiler.

GARDENS

Pebbled to front; fully enclosed side and rear gardens laid out in lawns with southerly aspect; spacious paved area to side; outside light and water tap; pvc oil storage tank.



Total area: approx. 144.1 sq. metres (1551.4 sq. feet)
For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or misrepresentation.
Plan produced using PlanIt.



CAPITAL / RATEABLE VALUE £215,000. Rates Payable = £1,516.81 per annum (approx).

GROUND RENT Leasehold - £50 per annum



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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