

simonBRIEN
RESIDENTIAL

4 Church Court,
Moneyreagh, BT23 6EU



Offers Around £160,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A well-appointed end townhouse property
- Ideally set within a small cul de sac within the popular Church Lodge development
- Within easy walking distance to Moneyreagh Community Hall, play park and Moneyreagh Primary School
- Located within a 20 min drive of Belfast City
- Entrance hall with ceramic tiled floor
- Lounge offering feature inset gas fire
- Large deluxe fitted kitchen/ dining space with Shaker style units, range of integrated appliances and feature island
- All important downstairs cloak comprising modern white suite
- Two great sized bedrooms, both with mirror fronted sliderobes
- Deluxe bathroom comprising modern white suite
- Small front garden in pebbled area
- Enclosed rear garden laid out in large, paved patio, pebbled area, and fencing
- Constructed by Chambers Homes c. 2014
- Alarm system
- uPVC double glazed windows and doors
- Gas fired central heating system

SUMMARY

Occupying a manageable site we offer this end-townhouse which has been finished to a high standard of specification throughout and provides accommodation that's bright and airy.

Upon inspection viewers will appreciate the welcoming entrance hall, lounge with modern wall mounted gas fire and a large kitchen/ dining room fitted with high and low level units, integrated appliances and feature island, there is also a modern downstairs cloakroom on the ground floor. At first floor level there are two large bedrooms, which are serviced by a well-appointed bathroom comprising modern White suite.

Outside there are gardens to the front and rear, front in low maintenance pebbled area, rear in large, enclosed garden laid in a paved patio, pebbled area, and fencing. There is also ample parking bays to front of the property.

Please contact our Newtownards branch to arrange your viewing appointment on 02891 800700 at your earliest convenience.



THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed front door to Entrance Hall.

ENTRANCE HALL:

Ceramic tiled floor, glazed door to Lounge.

LOUNGE:

16' 0" x 10' 9" (4.88m x 3.28m)

Feature inset gas fire, polished laminate floor, TV point.



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DELUXE KITCHEN/DINING:

14' 3" x 13' 0" (4.34m x 3.96m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level Shaker style units, Formica roll edge work surfaces, built in oven, dishwasher and microwave, integrated fridge freezer, concealed gas boiler, wall tiling, plumbed for washing machine, island with 4 ring gas hob unit, extractor hood and breakfast bar, ceramic tiled floor, LED recessed spot lighting, uPVC double glazed French doors to rear.



CLOAKROOM:

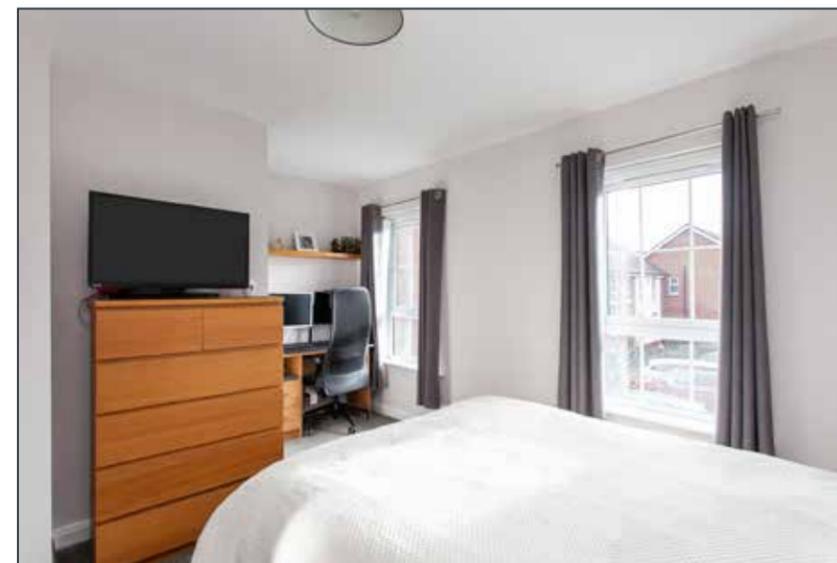
Modern white suite comprising: Floating vanity sink unit with mixer taps, push button WC, ceramic tiled floor, extractor fan, wall tiling.



FIRST FLOOR

LANDING:

Linen cupboard, access to roofspace.



BEDROOM (1):

14' 8" x 14' 3" (4.47m x 4.34m) At widest points.

Range of mirror fronted Sliderobes.



BEDROOM (2):
12' 2" x 9' 11" (3.71m x 3.02m)
 Range of mirror fronted Sliderobes.



DELUXE BATHROOM:

Modern white suit comprising panelled shower bath with mixer taps and telephone hand shower over, vanity sink unit with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, chrome towel radiator, LED recessed spotlighting, extractor fan.

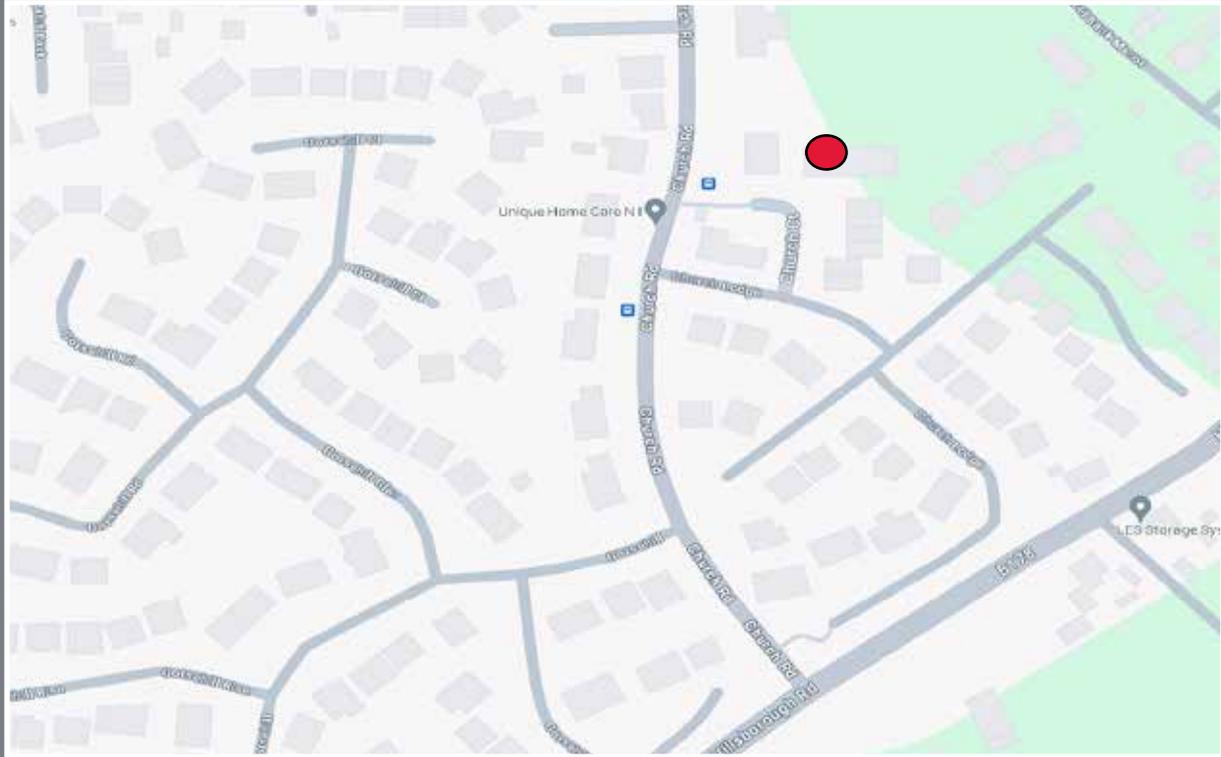


OUTSIDE

Gardens to front in low maintenance pebbled area. Enclosed garden to rear laid out in large paved patio, pebbled area, fencing, outside light, outside water tap, access to side for bins etc.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

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