

simon**BRIEN**  
RESIDENTIAL

1 Rock Road, Moneymore,  
Magherafelt, BT45 7XQ



Asking Price £395,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Well Appointed Detached Family Home
- Constructed In 2005 To A High Standard
- Accommodation Extending To Approximately 3,000 Sq Ft
- Four Bedrooms
- Four Reception Rooms
- Kitchen With Casual Dining Area
- Two Ensuites, Family Bathroom And Downstairs Wet Room
- Separate Utility Room
- Oil Fired Central Heating (Underfloor To Ground And First Floors)
- PVC Double Glazing
- Detached Double Garage With Games Room Above And Generous Parking
- Exceptional Site With Substantial Gardens To Front And Rear
- Popular And Convenient Semi-Rural Location Close To Moneymore, Magherafelt, Cookstown And With Belfast Approximately 50 Minutes Away

## SUMMARY

Accessed via electric gates and approached by a sweeping driveway, the property is exceptionally well positioned on a superb site which offers a high degree of privacy and pleasant countryside views.

The property itself was constructed in 2005 and provides an exceptional layout ideal for the majority of family requirements, extending to approximately 3,000 sq ft with four bedrooms, three ensuites plus downstairs wet room, four reception rooms, and modern fully fitted kitchen.

Externally, there is a detached double garage with games room above and substantial parking area.

Pleasantly situated on the periphery of Moneymore the property is well placed close to local amenities within the area as well as the surrounding towns of Magherafelt and Cookstown with Belfast approximately 50 minutes away.

Viewing of this superb family home is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

**18' 1" x 9' 6" (5.5m x 2.9m)**

PVC door to entrance hall. Tiled floor.

#### LIVING ROOM:

**17' 5" x 16' 5" (5.3m x 5.0m)**

Attractive feature fireplace. Wood strip flooring. Open to dining room.

#### DINING ROOM/SUN ROOM:

**14' 1" x 12' 2" (4.3m x 3.7m)**

Tiled floor. Double doors to rear.

#### UTILITY ROOM:

**16' 5" x 8' 10" (5.0m x 2.7m)**

High and low level units. Single drainer sink unit. Plumbed for washing machine.

#### WET ROOM:

**8' 6" x 5' 11" (2.6m x 1.8m)**

Shower enclosure. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail.

#### KITCHEN/CASUAL DINING:

**23' 11" x 11' 10" (7.3m x 3.6m)**

Excellent range of high and low level units. Single drainer sink unit. Recess for Range cooker and fridge/freezer. Integrated dishwasher. Open to living room.



**LIVING ROOM:**  
18' 4" x 14' 9" (5.6m x 4.5m)

**SUN ROOM:**  
14' 5" x 12' 6" (4.4m x 3.8m)

Tiled floor. Double doors to rear decking area.

**FIRST FLOOR**

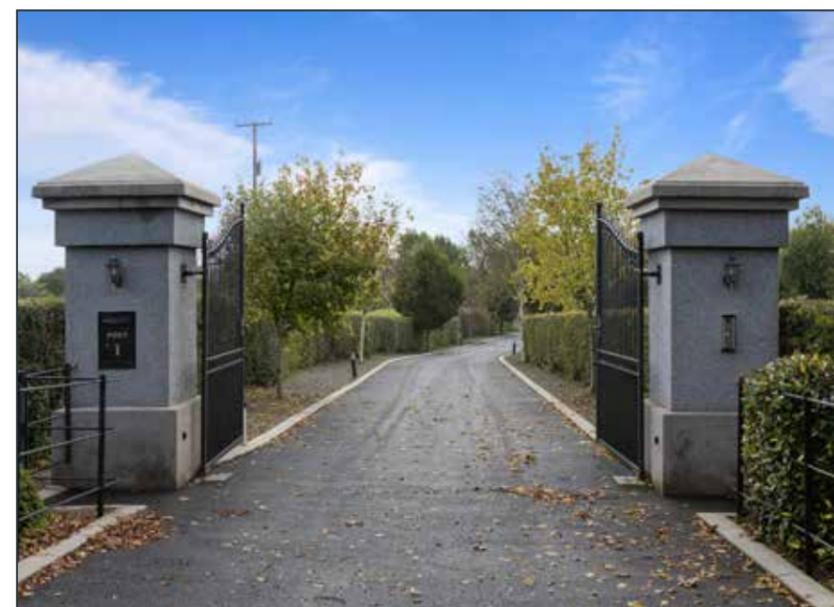
**LANDING:**  
16' 1" x 10' 2" (4.9m x 3.1m)

**MASTER BEDROOM:**  
16' 5" x 13' 5" (5.0m x 4.1m)

**DRESSING ROOM:**  
9' 6" x 7' 3" (2.9m x 2.2m)

**ENSUITE/FAMILY BATHROOM:**  
13' 9" x 12' 10" (4.2m x 3.9m)

Corner bath, mixer taps, telephone hand shower. Low flush WC. Wash hand basin and vanity unit. Part wall tiling. Tiled floor.



**BEDROOM (2):**  
12' 2" x 9' 6" (3.7m x 2.9m)

**ENSUITE:**  
9' 2" x 5' 3" (2.8m x 1.6m)

Fully tiled shower enclosure. Low flush WC. Wash hand basin.

**BEDROOM (3):**  
13' 1" x 12' 10" (4.0m x 3.9m)

**ENSUITE:**  
10' 2" x 4' 11" (3.1m x 1.5m)

Fully tiled shower enclosure. Low flush WC. Wash hand basin.

**BEDROOM (4):**  
13' 1" x 9' 6" (4.0m x 2.9m)

**OUTSIDE**

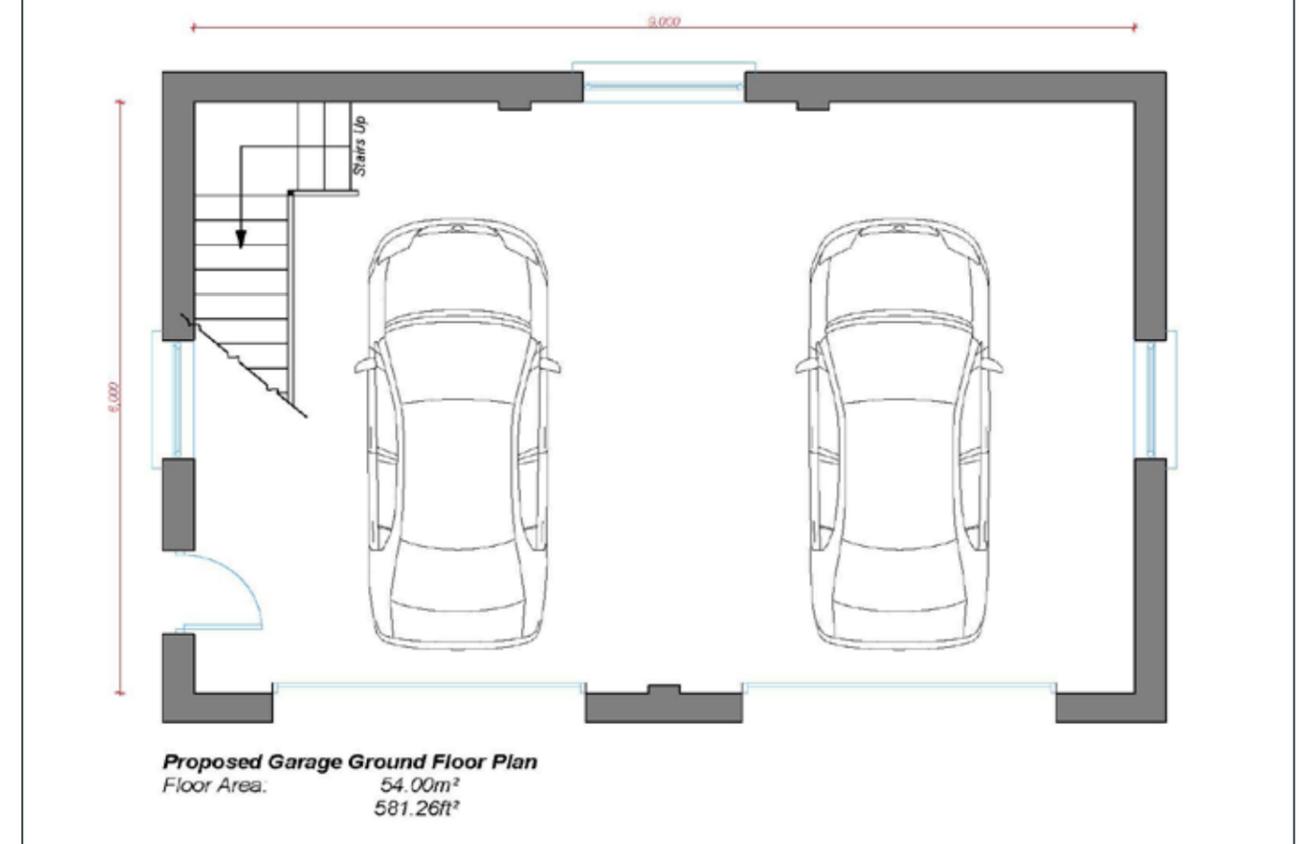
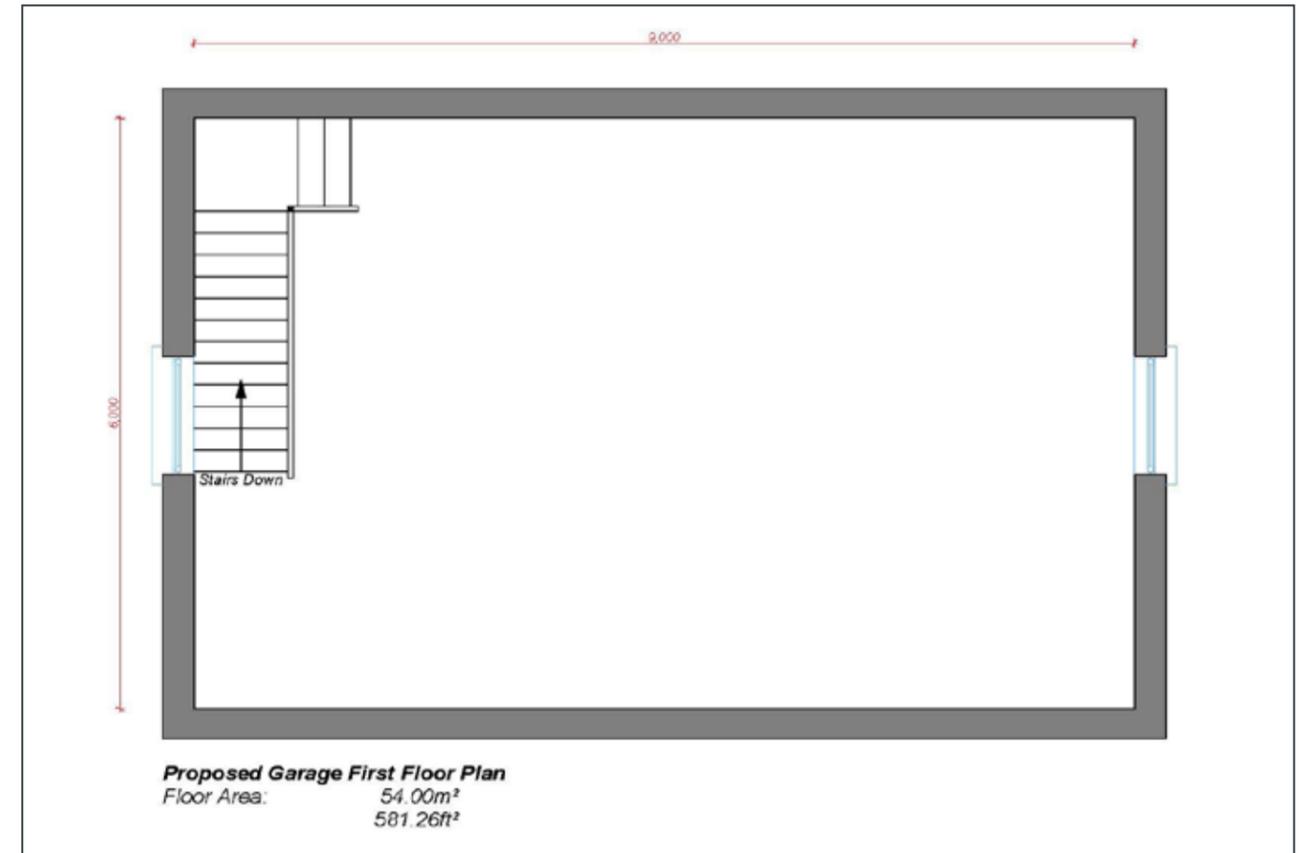
**DETACHED DOUBLE GARAGE:**  
29' 2" x 19' 4" (8.9m x 5.9m)

(Ground and first floor) Games room above.

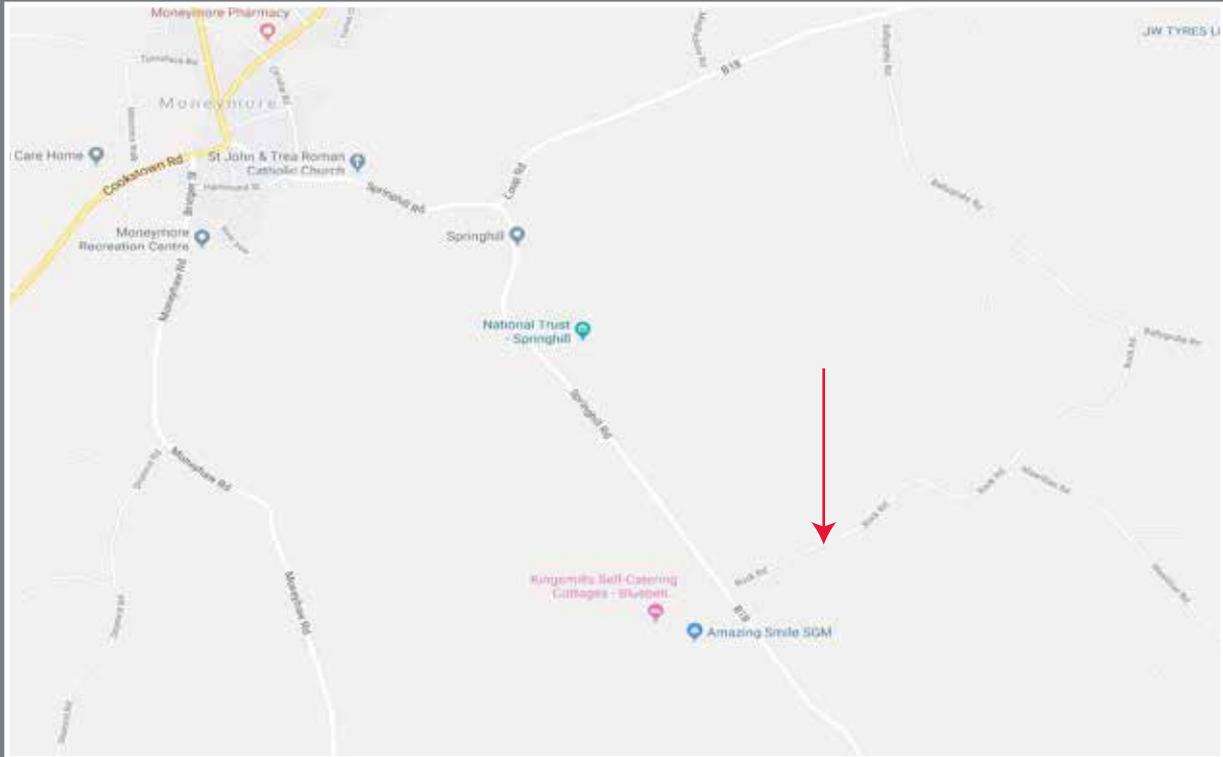
Substantial site accessed via sweeping driveway and electric gates with generous parking.



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# 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](http://www.simonbrien.com)

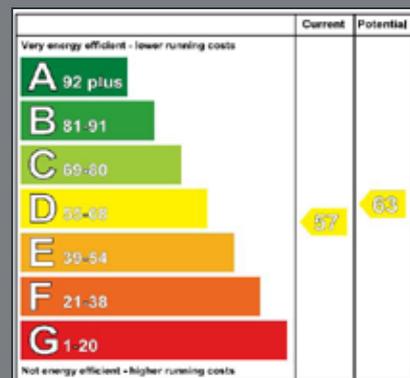


## Lettings Department

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: ML/J/19/FB



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