

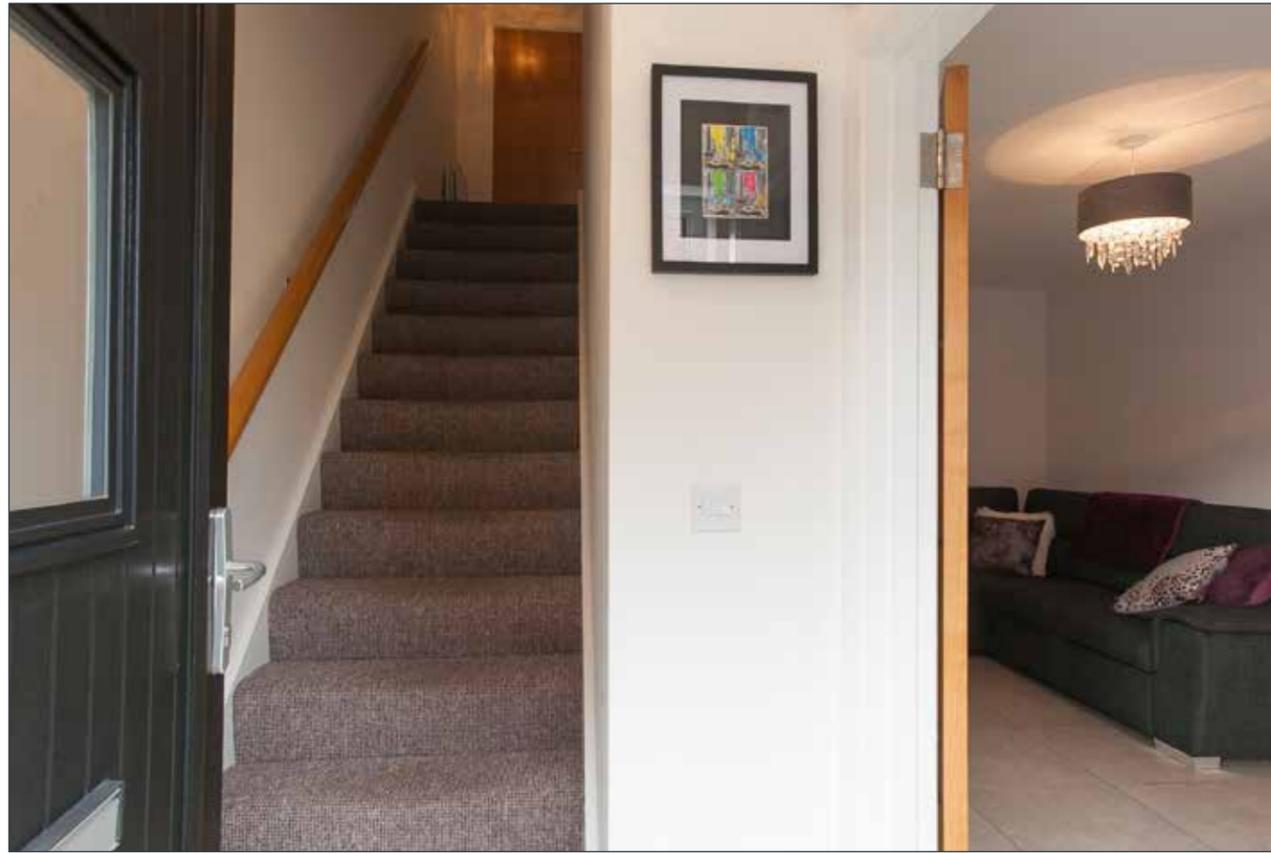
simonBRIEN
RESIDENTIAL

7 Church Court,
Moneyreagh, Newtownards, BT23 6EU



Offers Over £142,500

Telephone 02890 668888
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KEY FEATURES

- Attractive Mid-Townhouse
- Well Presented Accommodation Throughout
- Two Double Bedrooms
- Spacious Living Room
- Modern Fully Fitted Kitchen With Central Island & Range Of Appliances
- Bathroom In White Suite & Downstairs Cloakroom
- Gas Fired Central & PVC Double Glazing
- Alarm System
- Fully Enclosed Rear Gardens Laid In Lawns
- Communal Parking
- Ideal First Time Buy
- Popular & Convenient Location In Heart Of Moneyreagh With Comfortable Commuting Distance Of Belfast

SUMMARY

Exceptionally well located off the Church Road in Moneyreagh, the property is well placed close to local amenities, with Belfast City Centre a short drive away, together with the surrounding towns of Ballygowan, Saintfield and Comber.

The property itself provides well-presented accommodation with a layout of two double bedrooms, spacious living room, together with modern fitted kitchen with range of appliances, central island unit, together with modern bathroom in white suite, and downstairs cloakroom. In addition, the property has fully enclosed rear gardens laid in lawns, with communal parking to the front.

Likely to be of interest to the first time buyer, or young professional. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

PVC door leading to:

ENTRANCE HALL:

LIVING ROOM:

16' 0" x 10' 7" (4.88m x 3.23m)

Wall mounted gas fire. Ceramic tiled floor. Shelving.



KITCHEN:

Range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Integrated microwave. 4 ring gas hob. Electric oven. Fridge/freezer. Integrated dishwasher. Plumbed for washing machine. Gas boiler. Central island unit. Stainless steel extractor. Partially tiled walls. Ceramic tiled floor. Double glazed patio doors to rear.

CLOAKROOM:

Low flush WC. Wash hand basin.



FIRST FLOOR

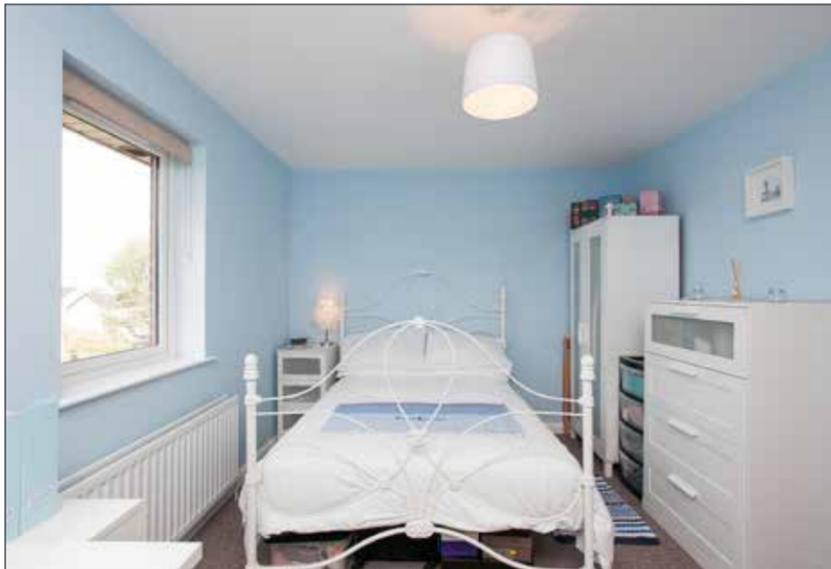
BEDROOM (1):

11' 6" x 10' 8" (3.51m x 3.25m)



BEDROOM (2):

14' 3" x 9' 9" (4.34m x 2.97m)



BATHROOM:

Modern white suite comprising low flush WC. Wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Ceramic tiled floor.

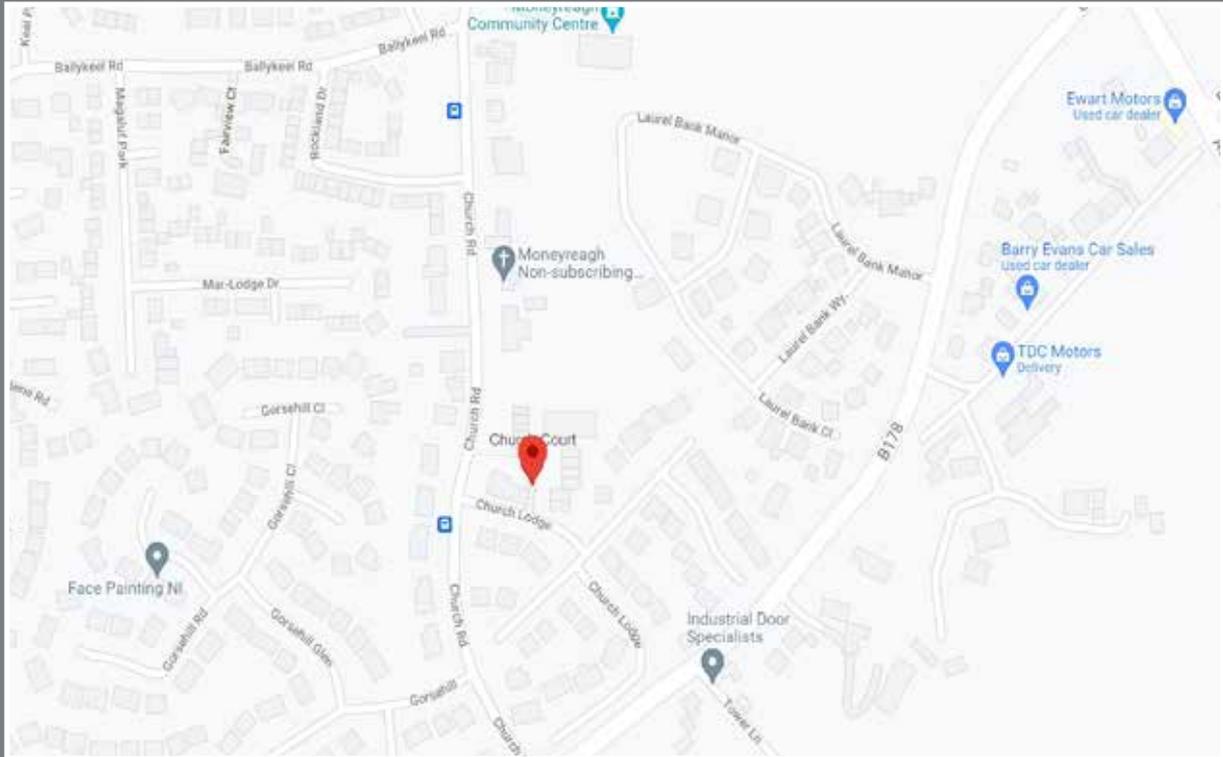


OUTSIDE

Communal parking to the front. Enclosed gardens laid in lawns. Outside light and tap.



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: ML/I/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9149-0080-0394-6894-2960

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