



Hampton ESTATES

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15 Manor Court, (Off Meeting Street)
Moir, BT67 0TL

Offers Around
£155,000



- Highly Desirable and Convenient Moira Village Location
- End Townhouse in Modern Cul De Sac Development
- 3 Well Proportioned Double Bedrooms
- Master Bedroom with Dressing Room and En-Suite
- Modern Dining / Kitchen Fitted in 2017
- Family Bathroom and Ground Floor WC
- Driveway to Garage with Electric Door

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Description

Located off the bustling Main Street in quaint Moira Village this modern and conveniently located Townhouse is ideal for those looking village life but walking distance to a wide range of established and highly regarded local shops and amenities. The M1 Motorway and Belfast to Dublin railway line are also close by offering commuters superb transport links.

The property is a modern build end townhouse over 3 floors on a corner site which according to the owner is "one of the best sites in the development due to its larger than normal rear garden and cul de sac location". The accommodation comprises a generous living room to the front with glazed double doors opening onto the dining kitchen at the rear, maximising the amount of light and feeling of space in the property. The dining/ kitchen is both spacious and modern. Fitted only 2 years ago, it comprises cream fitted units with wooden effect worktops, a range of integrated appliances. There is a separate utility room with worktops, wall units and space / plumbing for washing machine and dishwasher. Just off the utility room is a handy cloak room with WC and wash hand basin.



On the first floor are two double bedrooms and the main bathroom. The bathroom is fitted with a modern, classic white suite including bath with shower, wash hand basin and close coupled wc.

On the top floor is the luxurious master bedroom, measuring an impressive 16 foot, this room also benefits from a dressing room / study area and a separate en-suite shower room with thermostatic shower.

Outside to the front is a block paved driveway and integral garage with electric door. To the rear is a very generous paved garden and raised patio area.

Ground Rent: £75 per annum
Service Charge: £130 per annum
Rates: circa £1000 per annum

Ground Floor

ENTRANCE HALL:

Entrance Door to Entrance Hall, Door to Living Room, Staircase to First Floor

LIVING ROOM:

4.1m x 3.5m (13' 5" x 11' 6")

2x Double Glazed Windows to Front, Wooden Floor, Radiator, Feature Fireplace with Modern Electric Fire inset, Understairs Storage, Double Doors to Dining / Kitchen

DINING / KITCHEN

4.5m x 2.8m (14' 9" x 9' 2")

Double Glazed Window to Rear, Tiled Floor, Radiator, Modern Cream Fitted Kitchen with Wooden Effect Worktops, Integrated Electric Oven, 4 Ring Electric Hob, Extractor Hood, Integrated Fridge Freezer, Single Drainer Sink Unit with Mixer Taps, Part Tiled Walls, Recessed Spotlights, Dining Area

UTILITY ROOM:

1.9m x 1.4m (6' 3" x 4' 7")

Double Glazed Door to Rear Garden, Tiled Floor, Tiled Walls, Range of Fitted Wall Units and Worktop, Under Counter Space for Washing Machine and Dishwasher, Door to:

CLOAKROOM:

1.9m x 0.9m (6' 3" x 2' 11")

Double Glazed Window to Rear, Radiator, Tiled Floor, Modern White Suite comprising





Close Coupled WC & Pedestal Wash Hand Basin

First Floor

LANDING:

Large Storage Cupboard

BATHROOM:

2.3m x 1.9m (7' 7" x 6' 3")

Double Glazed Window to Side, Tiled Floor, Tiled Walls, Modern White Suite comprising Panelled Bath with Shower Screen and Fitted Shower Head, Pedestal Wash Hand Basin with Mixer Taps, Close Coupled WC, Extractor Fan, Radiator

BEDROOM (1):

2.9m x 2.6m (9' 6" x 8' 6")

Double Glazed Window to Rear, Radiator

BEDROOM (2):

4.2m x 2.6m (13' 9" x 8' 6")

Double Glazed Window to Front, Radiator



Second Floor

MASTER BEDROOM:

5.1m x 3.6m (16' 9" x 11' 10")

Double Glazed Window to Front, Radiator

DRESSING ROOM:

2.m x 1.7m (6' 7" x 5' 7")

ENSUITE SHOWER ROOM:

2.5m x 1.9m (8' 2" x 6' 3")



Outside

Block Paved Driveway leading to:

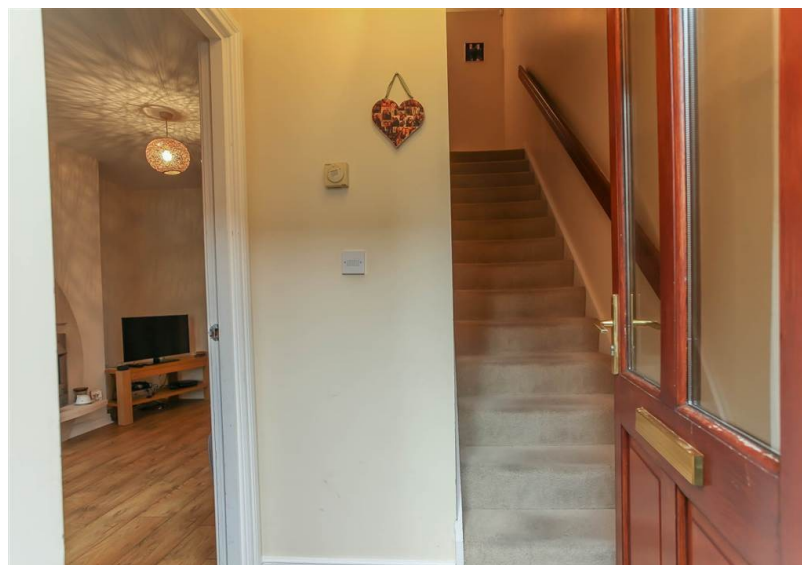
GARAGE:

6.5m x 3.1m (21' 4" x 10' 2")
Electric Up and Over Door, Light and Power, Rear Access to Garden

11.m x 10.m (36' 1" x 32' 10")
(AWP) Rear Paved Garden



Additional Images





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