



## 33 ST JOHNS PARK, MOIRA, BT67 0NL



- A Well Presented And Extended Detached Bungalow Occupying A Spacious And Private Setting Within This Exclusive Cul De Sac Location Close To Moira Village Centre
- Spacious Lounge With Attractive Fireplace And Bow Window
- Dining Room
- Extended Family Room With Open Plan To Kitchen
- Luxury Fitted Kitchen/Dinette With Integrated Appliances
- Three Bedrooms (Extended Principal Bedroom With Shower Room En Suite)
- Luxury Tiled Bathroom

**PRICE: OFFERS IN THE REGION OF £279,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E50**

**REF:HG220525DL**



- Spacious Front And Rear Gardens With Private Aspects
- Detached Garage With Utility Room / Tarmac Driveway
- Oil Fired Central Heating System And Double Glazing
- PVC Fascias And Soffits

An excellent opportunity to acquire one of these much sought after bungalows within this highly desirable location in Moira village. The property has been well maintained and extended to provide a superb layout making it ideal for downsizers who still want space, privacy and low maintenance, we strongly recommend early viewing.

**ACCOMMODATION:** Measurements are approximate.

**OPEN ENTRANCE PORCH:** Tiled step.

**ENTRANCE HALL:** Recently fitted composite and double glazed entrance door. Cloaks storage with light.

**SPACIOUS LOUNGE:** 5.36m (17'7") x 3.42m (11'3")

Attractive mahogany fire surround with marble inset and hearth. Plaster cornice. Bow window.

**DINING ROOM:** 3.89m (12'9") x 2.86m (9'5")

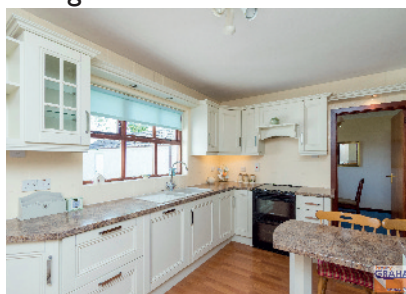
Plaster cornice.

**EXTENDED FAMILY ROOM:** 4.20m (13'9") x 3.25m (10'8")

Plaster cornice. PVC double glazed door leading to patio and rear garden. Laminated timber floor. Open plan to luxury kitchen.

**LUXURY KITCHEN:** 4.13m (13'7") x 2.86m (9'5")

Range of high and low level units. Granite effect worktops and matching built in dining table. Franke composite single drainer bowl and a half sink unit. Swan neck mixer tap. Integrated dishwasher. Under unit lighting. Extractor canopy. Pantry store with built in shelves and light. Access to dining room.



**BEDROOM (1):****4.20m (13'9") x 3.48m (11'5")**

Plaster cornice.

**SHOWER ROOM EN SUITE:**

Shower tray with Mira XL thermostatic shower and additional electric shower. Vanity unit with wash hand basin. Tiled walls.

**BEDROOM (2):****3.42m (11'3") x 3.20m (10'6")**

Plaster cornice.

**BEDROOM (3):****3.42m (11'3") x 2.27m (7'5")****LUXURY BATHROOM:**

White suite. Panelled bath with centre mount mixer tap. Mira sprint electric shower. Folding shower screen. Vanity unit with wash hand basin and mixer tap. Close couple low flush WC. Part tiled walls. Tiled floor. Recessed spotlights. Separate hotpress.



**OUTSIDE:** Front garden laid in lawn with mature shrubs in beds. Tarmac driveway. Spacious and private rear garden laid in lawn with mature shrubs in beds. Outside tap and lights. PVC oil storage tank.

**DETACHED GARAGE: 5.10m (16'9") x 3.05m (10'0")**

Up and over door and light. Worcester oil fired boiler.

**UTILITY ROOM: 3.05m (10'0") x 2.22m (7'3")**

Wash hand basin. Plumbed for washing machine. Light and power.



**TENURE:** We have been advised the tenure for this property is leasehold and the ground rent is £45 per annum, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £1,364.70

**DIRECTIONS:** From Moira Main Street turn into St Johns Park, number 33 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.





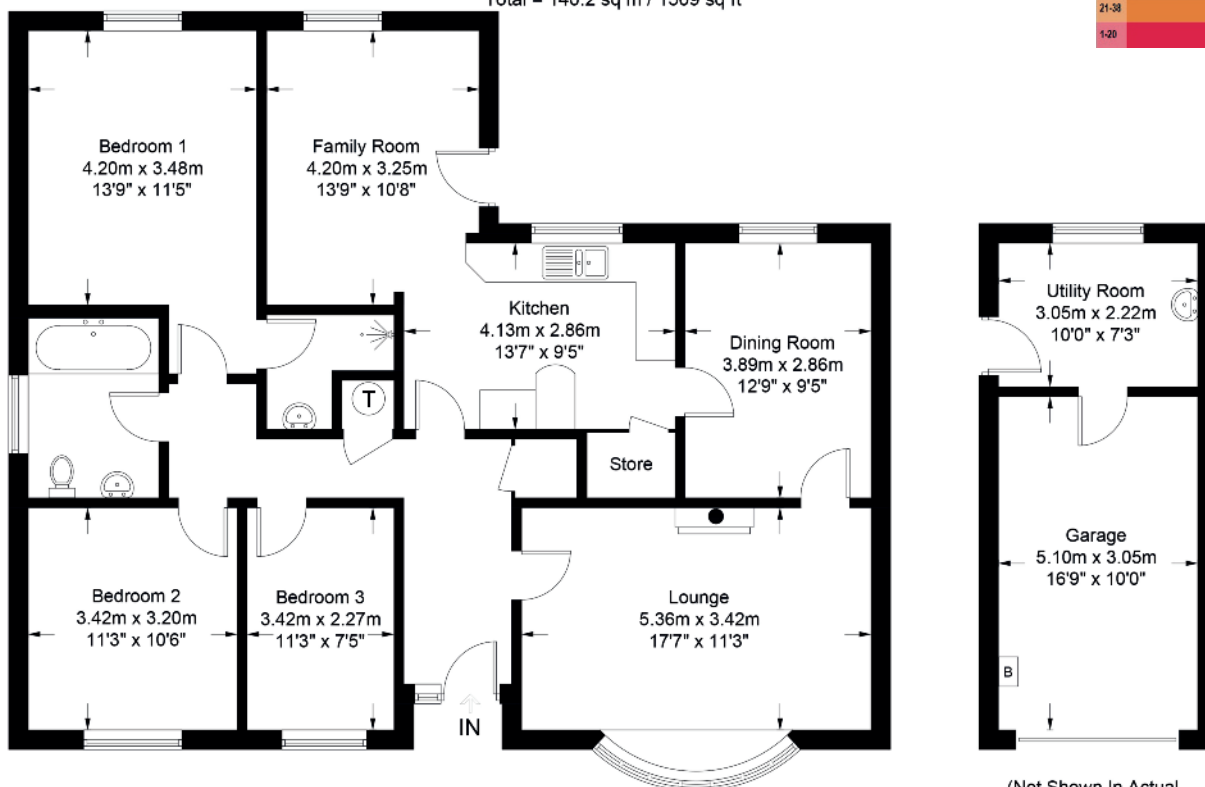
## 33 St Johns Park, Moira

Approximate Gross Internal Area = 117.4 sq m / 1264 sq ft

Outbuilding = 22.8 sq m / 245 sq ft

Total = 140.2 sq m / 1509 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		
1-20	G		



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1205261)



## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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