



EXCLUSIVE NEW BUILD PROPERTY LAVERYS BRIDGE ROAD, MOIRA, BT67 OPQ

- A Most Impressive Georgian Style Country Residence With Excellent Turnkey Finish (Currently Under Construction)
- Spacious And Private Setting Between Moira And Royal Hillsborough With Panoramic Views Over Open Countryside And Lagan Valley / Site Extends To Approximately 0.6 Acre
- Spacious Family Accommodation Extending To Approximately 2500 Square Feet Plus Large Garage
- Generous PC Sum Of £30,000 For Kitchen, Bathrooms And Wood Burning Stove
- Two Spacious Reception Rooms With Options For Fireplace And Wood Burning Stove
- Spacious And Luxury Fitted Family Kitchen And Dining Area With Open Plan To Sun Room With Panoramic Views
- Utility Room With Adjoining Cloakroom With Low Flush Suite
- Four Spacious Bedrooms (One With Walk In Robe And Luxury Shower Room En Suite)

PRICE: OFFERS IN THE REGION OF £635,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING Estimated A94 tbc

REF:HG120625DL

- Main Bathroom With Luxury Bath And Shower Cubicle
- Large Detached Garage With Roller Shutter Door And Plaster Finish Internal Walls And Ceiling
- Spacious Gardens And Patio Area With Private And Rural Aspects / Topsoiled And Grass Seed
- Driveway And Parking Areas / Entrance Pillars With Option For Remote Control Gates
- Convenient To Royal Hillsborough, Sprucefield, Moira, Lisburn, A1 And M1 Motorway
- This most outstanding country home is being constructed and finished to the highest standards and offers an impressive list of modern day technology to keep it warm and running costs low. The property is only 3.5 miles from the A1 dual carriageway making it most convenient to both Royal Hillsborough and Moira Village where one can enjoy their many pubs, restaurants, cafes and local shops.

BUILDERS SPECIFICATION

Kitchen – Luxury fitted kitchen to include soft close doors & drawers – Choice of doors finishes & handles, choice of quartz worktops, integrated appliances to include oven, hob, dishwasher & fridge freezer. Recessed downlights.

Utility – Quality units doors & handles – Plumbed for washing machine & tumble dryer, modern laminate worktops

Bathroom & ensuite – Luxurious fixtures & fittings to include walk in showers with low profile shower trays, full length shower panel with easy clean glass, thermostatic shower valves with drench head & shower head, illuminated mirror, vanity basin, towel radiator, luxury bath to main bathroom. Recessed downlights

Carpets & tiling – Choice of quality carpet & underlay to sitting room, lounge, stairs, landing & all bedrooms. Floor tiling to hall, kitchen/dining/sunroom, utility, cloakroom, bathroom & ensuite. Wall tiling to shower enclosures, and splash backs to wash hand basins.

Heating - High efficiency oil boiler & mains pressure storage tank. Feature tall column radiators throughout ground floor & on first floor landing, panel radiators to bedrooms. Wood burning stove & hearth to Lounge, (Optional for sitting room).

Electrical – Solar panels with optional battery storage. Generous range of sockets, ethernet cabling to all tv points, USB charging points, mains wired smoke, heat & carbon monoxide alarms, generous arrangement of outside lighting, outside socket to patio area, wired for optional alarm system.

Interior – Solid wood interior doors, Stylish satin chrome door furniture. Walls & ceilings painted throughout, white satin painted skirting & architraves, white satin stairs & spindles with oiled hardwood handrailing. Highly insulated offering low heating costs.

Exterior – uPVC Sliding sash windows to front elevation, Energy efficient double glazing to rear, aluminium sliding patio door to sunroom, Hardwood door & frame to front, with quality chrome door furniture & 3 point locking system. Black uPVC fascia guttering & downpipes, Walls painted in Farrow & Ball Dimpse. Large garage with Black roller door, gardens topsoiled & seeded.

Please note, the builder may make some changes to the specification and dimensions during construction, we recommend the purchaser checks with the builder to establish if any changes are to be made prior to exchange of contract. All drawings, artist impressions, floorplans and site plan are for guidance or illustration purposes only. The builder will consider selling the property without pc sums and the buyer can arrange their own fit out for kitchen and bathrooms etc.

The Reservation Fee is £1,000 unless otherwise stated, 50% of which is non refundable in the event of cancellation.

New Build Property, Laverys Bridge Road, Moira

Approximate Gross Internal Area = 235.9 sq m / 2539 sq ft

Garage = 26.1 sq m / 281 sq ft

Total = 262 sq m / 2820 sq ft

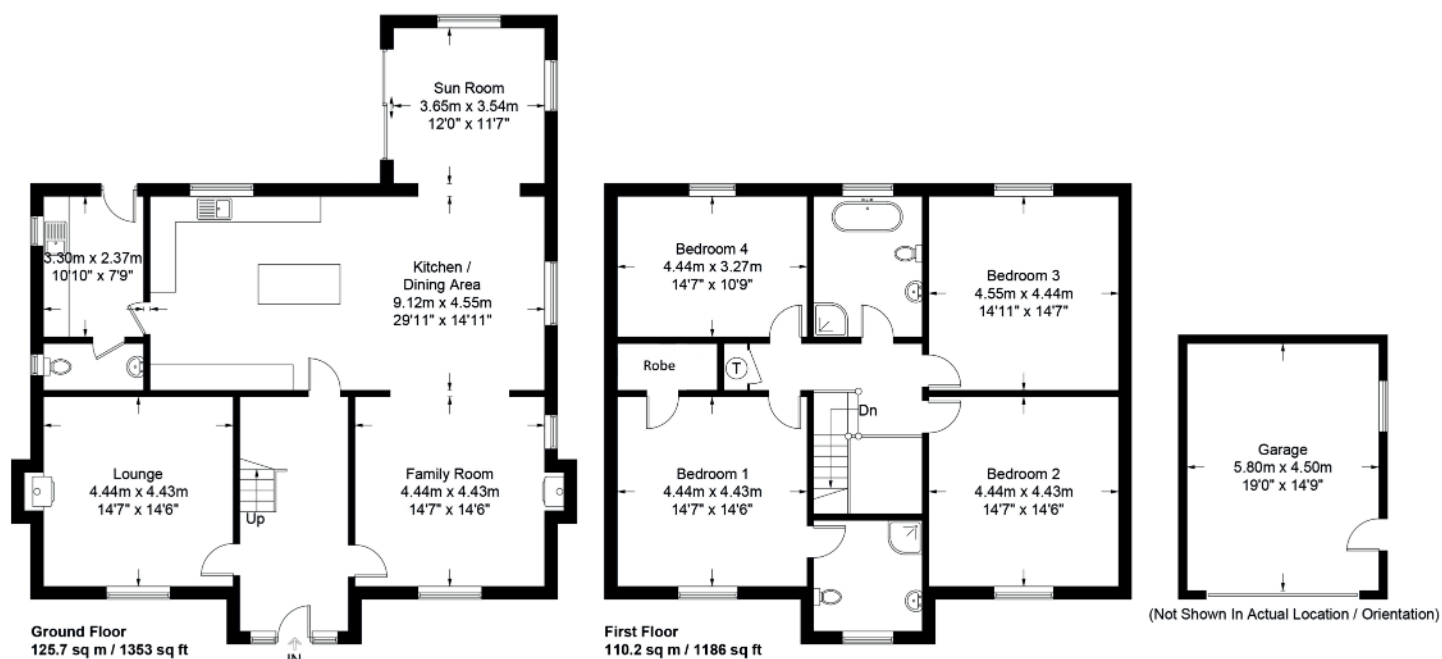


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © 2025 (ID1210536)



TENURE: FREEHOLD

RATES PAYABLE: Not yet assessed

DIRECTIONS: From A1 dual carriageway turn into Moira Road and continue into Lany Road, Laverys Bridge Road is 2.8 miles on the left, property is 0.7 mile on left.



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