



10A MAGHABERRY ROAD, MAGHABERRY, BT67 0JE



- A Most Impressive Detached Property Offering Spacious And Adaptable Family Accommodation And Convenience To Local Shops And Primary School With Nursery Facilities
- Spacious Lounge With Attractive Oak And Cast Iron Fireplace
- Separate Family Room With Brick Built Fireplace And Oak Effect Laminated Timber Floor
- Spacious And Luxury Fitted Kitchen With Open Plan To Dining Area / Spacious Utility Room
- Five Bedrooms Plus Study/Home Office (Master Bedroom With Shower Room En Suite)
- Luxury Porcelain Tiled Bathroom With White Suite Plus Shower Cubicle
- Spacious And Enclosed Rear Garden Laid In Lawn And Spacious Patio Area
- Gravel Driveway And Parking Area Leading To Detached Garage

PRICE: OFFERS IN THE REGION OF £270,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C72

REF:MK250321HG

- Gas Fired Central Heating System With Combi Boiler
- Recent PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- A Most Outstanding Detached Family Home, We Strongly Recommend Early Viewing

ACCOMMODATION: Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL: Mahogany effect pvc double glazed entrance door and side panels. Viktor stone effect floor. Staircase with pine spindled baulstrade.

CLOAKROOM WITH LOW FLUSH SUITE: Close couple low flush wc. Pedestal wash hand basin. Ceramic tiled floor and part tiled walls.

LOUNGE: 5.00m (16'5") x 3.55m (11'8")
Attractive oak fire surround with cast iron inset and slate hearth. Bow window.

FAMILY ROOM: 5.56m (18'3") x 3.46m (11'4")
Brick built fireplace and tiled hearth. Oak effect laminated timber floor.

SPACIOUS LUXURY FITTED KITCHEN AND DINING AREA:
7.10m (23'4") x 4.10m (13'5")
Measurements taken to widest points. Excellent range of high and low level units. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Belling range style cooker with multi gas ring hob and twin electric fan assisted ovens and grill. Extractor canopy above. Part tiled walls. Integrated Belling dishwasher. Viktor stone effect floor.

SPACIOUS UTILITY ROOM: 3.46m (11'4") x 2.97m (9'9")
Range of built in units. Wood block work surfaces. Plumbed for washing machine. Glazed cabinet. Built in cupboard with gas fired boiler. Mahogany effect pvc double glazed back door.



FIRST FLOOR

BEDROOM (1): 4.82m (15'10") x 3.47m (11'5")

SHOWER ROOM EN SUITE: Shower cubicle with Aqualisa thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Part tiled walls.



**BEDROOM (2):
3.96m (13'0") x 3.03m (9'11")**

Measurement to include range of built in robes with sliding mirror doors.



**BEDROOM (3):
3.98m (13'1") x 2.47m (8'1")**

Built in cabin bed with storage units below.



**BEDROOM (4):
3.05m (10'0") x 2.22m (7'3")**

**BEDROOM (5):
3.46m (11'4") x 2.85m (9'4")**

**STUDY/HOME OFFICE:
3.05m (10'0") x 1.91m (6'3")**
Built in storage cupboard.



SPACIOUS AND LUXURY TILED BATHROOM:

White suite. Corner bath with mixer tap and shower attachment. Large shower cubicle with Mira electric shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Polished porcelain tiled walls and floor. Chrome finish heated towel rail. Separate airing cupboard on landing.



OUTSIDE: Front garden and gravel driveway leading to concrete parking area and garage. Enclosed and spacious rear garden laid in lawn with spacious patio area. Outside tap and light.

DETACHED GARAGE: 5.00m (16'5") x 4.05m (13'3")
Roller shutter door. Light and power.



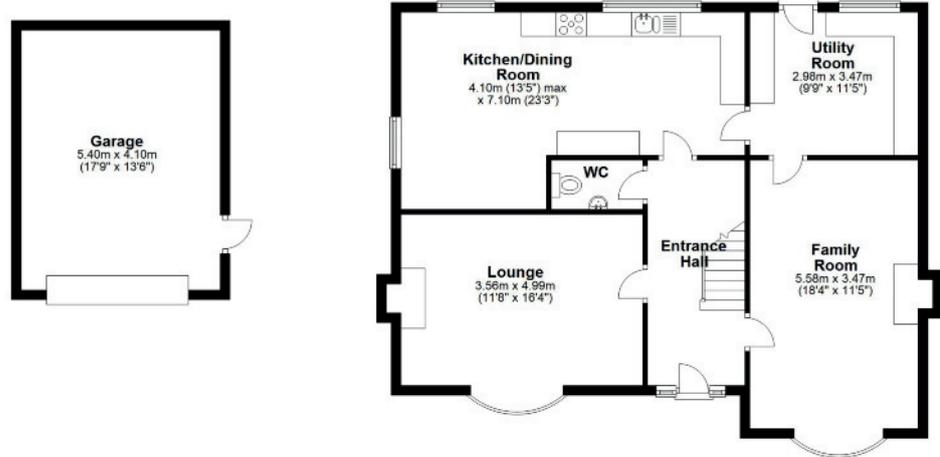
TENURE: We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2020 to March 2021 £1057.83

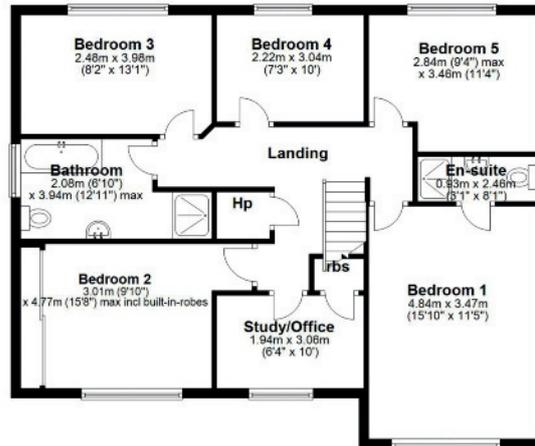
DIRECTIONS: From Maghaberry village centre proceed along Maghaberry Road, number 10a is on the right.

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

Ground Floor
Approx. 84.6 sq. metres (910.2 sq. feet)



First Floor
Approx. 86.1 sq. metres (926.5 sq. feet)



Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C	72 C	72 C
5-68	D		
9-54	E		
1-38	F		
-20	G		

Total area: approx. 170.6 sq. metres (1836.7 sq. feet)
10A Maghaberry Road, Maghaberry, Moira



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