

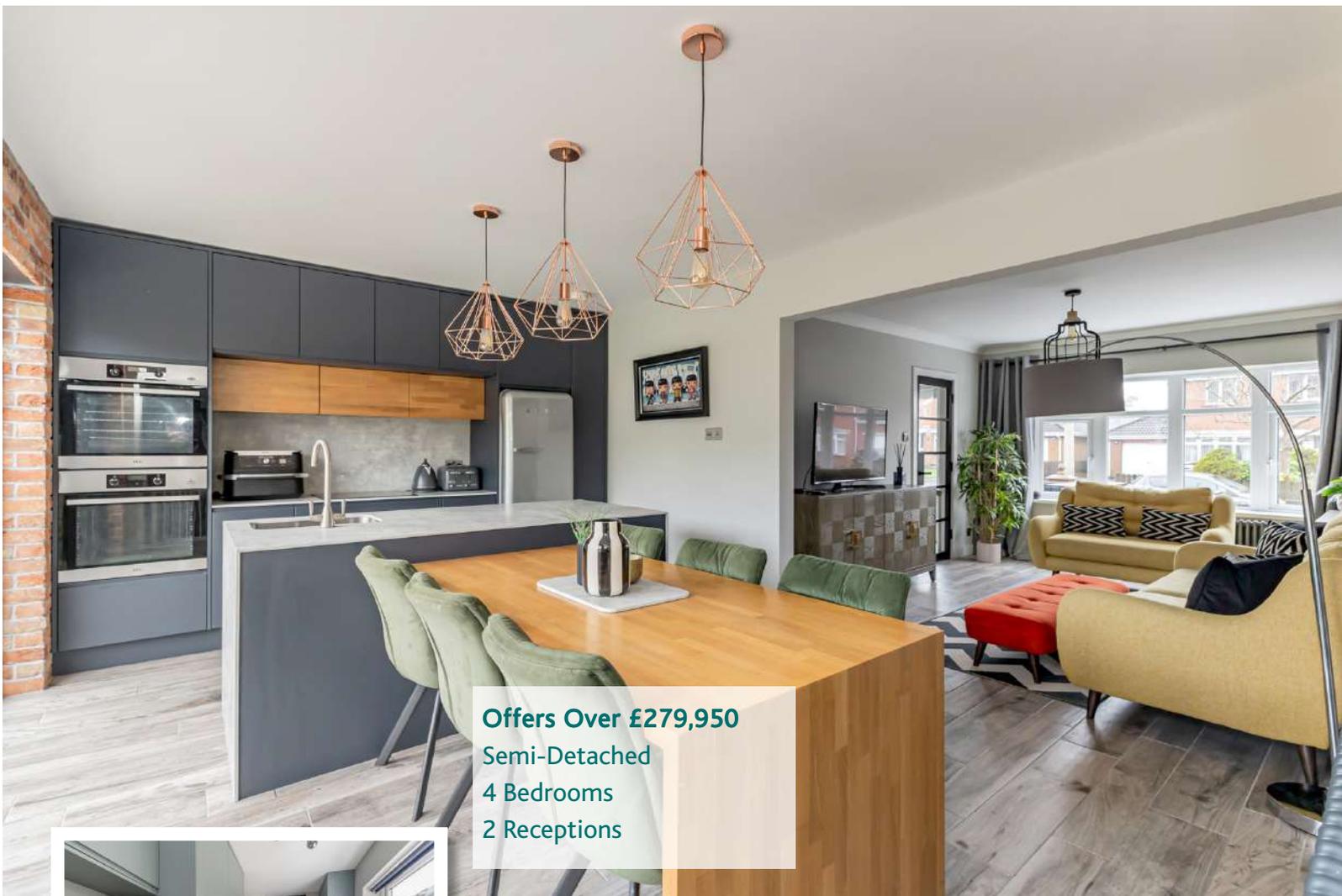
 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

41 Moyra Drive | Saintfield, BT24 7AF  
OFFERS OVER £279,950

Scan for Property Details  
and to Arrange a Viewing



johnminnis.co.uk  



**Offers Over £279,950**  
Semi-Detached  
4 Bedrooms  
2 Receptions



## Property Features

- Immaculately Presented Semi-Detached Home with Double Storey Extension
- Located in the Popular Sought after Moyra Drive in Saintfield
- Bright, Spacious and Versatile Accommodation Throughout
- Four Well Proportioned Bedrooms, Master Benefiting Ensuite Shower Room
- Modern Fitted Kitchen With Excellent range of High and Low Level Units and a Separate Island Open plan to Ample Dining Space and Family Living Room.
- Additional Family Lounge With Multi Fuel Stove
- Additional Room Used as Utility /Office / WC
- uVPC Double Glazing Throughout
- Oil Pressurised Central Heating System
- Large Tarmac Driveway Providing Ample Off Street Car Parking and Italian Stone paved walkway
- Fully Enclosed Rear Garden Overlooking Fields with Three Tiered Areas including Italian Stone patios and Artificial Grass.
- Additional Shed with Light and Power Providing Extra Storage
- Garden House Suitable for Home Office / Gym or Kids Playroom.
- We Recommend Your Earliest Possible Inspection to Fully Appreciate this Beautiful Property
- Broadband Speed - Ultrafast

# Accommodation

## Ground Floor

Reception Hall

Family Living Room  
13'9" x 10'5"

Kitchen/Dining  
10'12" x 16'9"

Family Lounge  
16'9" x 10'12"

Utility/Office/WC  
6'1" x 10'12"

## First Floor

Master Bedroom  
18'4" x 10'12"

En-suite Shower Room  
6'5" x 5'7"

Bedroom Two  
10'4" x 9'2"

Bedroom Three  
10'12" x 9'3"

Bedroom Four  
7'7" x 7'1"

Family Bathroom

## Outside

Enclosed Front  
Garden Fully Tarmac

Enclosed Rear  
Garden Overlooking  
Fields

Garden House

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

This immaculately presented semi-detached home has a double storey extension and is located in the popular sought after Moyra Drive in Saintfield. The property is within walking distance to Saintfield town centre which offers excellent convenience to a varied range of local amenities, restaurants, the highly regarded Saintfield High School and also offers ease of access to Belfast, Lisburn and Carryduff. Saintfield also provides excellent transport links for easy commuting.

This property offers bright and spacious accommodation throughout with a versatile layout to suit the needs of a range of purchasers. Accommodation to the ground floor comprises of a modern fitted kitchen open plan to both ample dining space and family living room. Furthermore there is an additional lounge with multi fuel stove and a utility/office/ downstairs WC. To the first floor there are 4 well proportioned bedrooms, principal bedroom benefitting from an ensuite shower room and additional family bathroom.

Further benefits include uPVC double glazing throughout and oil pressurised central heating system. Externally, the front of the property has a large tarmac driveway providing ample off street car parking and beautifully finished Italian stone paving. To the rear a fully enclosed garden with endless views over fields behind to be enjoyed from a three tiered garden with two separate patio areas finished with Italian stone and a artificial lawned area. There is also a shed providing additional storage and a separate garden house finished to an exceptional standard and suited for use as a home office, gym or separate kids play room.

This property is truly extraordinary and will appeal to the first-time buyer, young family and downsizing market alike. We recommend your earliest possible internal inspection to fully appreciate the level of finish this property boasts.



# Directions

Travelling on the Ballynahinch Road towards Ballynahinch, take a left in to Moyra Drive. Number 41 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		61	70
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS