



# 36 HILLMOUNT DRIVE

Moneyreagh, BT23 6BE

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*Offers around* **£155,000**



MID-TERRACE | 3  | 1  | 1 

Charming three bed mid terrace in the peaceful village of Moneyreagh. This delightful mid terrace property offers a perfect blend of comfort and convenience. Moneyreagh is a welcoming community with a strong village feel offering the well renowned Moneyreagh Primary school, local shops, café and amenities.

## KEY FEATURES

- Charming Mid Terrace Property in the Peaceful Village of Moneyreagh Offering the Perfect Blend of Comfort and Convenience.
- Excellent Transport Links Available to Belfast and Surrounding Towns
- Welcoming Community With Many Local Amenities
- Family Lounge with Feature Electric Fire
- Open Plan Kitchen / Dining With French Doors to Rear Garden
- Three Well Proportioned Bedrooms
- Family Bathroom
- Fully Enclosed Front and Rear Gardens Ideal For Outdoor Entertaining, Young Children and Pets Alike
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Fantastic Opportunity for First Time Buyers, Downsizees and Investors Alike
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Family Lounge  
14'10" x 14'6"
- Kitchen/Dining  
8'12" x 15'11"
- Stairs Leading to First Floor

### *First Floor*

- Landing
- Bedroom One  
13'5" x 8'2"
- Bedroom Two  
9' x 9'9"
- Bedroom Three  
8'2" x 7'5"
- Family Bathroom

### *Outside*

- Fully enclosed front garden with gate access
- Communal parking to the front
- Fully enclosed rear garden with both lawn and paved patio area
- Bin access to rear
- Outside water
- Outbuildings ideal for storage





## DIRECTIONS

*Travelling from Comber Main Square on High Street, continue onto the Ballygowan Road. Turn right onto Hillsborough Road then turn right onto Moneyreagh Road. Take a left onto Church Road. Turn right onto Mourne Crescent then left onto Hillmount Drive. Number 36 will be located on the right-hand side.*



## THE LOCAL AREA

*Moneyreagh or Moneyrea is a small village and townland in County Down, Northern Ireland. It is just off the main road between Belfast and Ballygowan. It is situated in the civil parish of Comber and the historic barony of Castlereagh Lower.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	65	73

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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