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ESTATE AGENTS &  
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**45 Hillmount Cottages | Moneyreagh, BT23 6DT**  
**OFFERS AROUND £179,950**

**Scan for Property Details  
and to Arrange a Viewing**

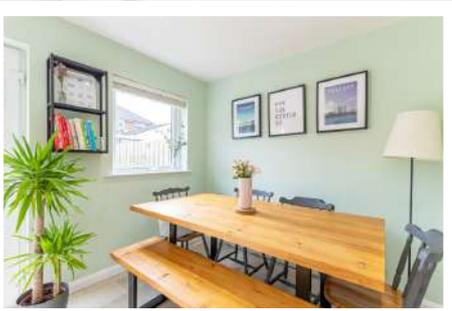




**Offers Around £179,950**  
Mid Terrace  
3 Bedrooms  
1 Reception

## Property Features

- Beautifully Presented Mid Terrace Townhouse Situated in a Quiet Cul-De-Sac Located in the Heart of Moneyreagh Village
- Beautiful Outlook Over Surrounding Fields From the Front of the Property
- Bright and Spacious Accommodation Throughout
- Spacious Lounge
- Modern Fully Fitted Kitchen Open Plan to Ample Dining Areas
- Downstairs WC
- Three Well Proportioned Bedrooms Principle Benefitting from Ensuite Shower Room
- Attractive White Suite Family Bathroom
- Sizable Tarmac Driveway Providing Ample Off Street Car Parking
- Fully Enclosed Private Rear Garden with Both Lawn and Patio Area Ideal for Entertaining, Young Children and Pets Alike
- uPVC Double Glazing
- Oil Fired Central Heating
- Within Walking Distance to Well Established Moneyreagh Primary School, Auld House Bar and Restaurant, and Local Churches
- Early Viewing is Highly Recommended
- Broadband Speed - Ultrafast



# Accommodation

## Ground Floor

Entrance Hall

Lounge  
15'10" x 10'9"

Kitchen/Dining  
13'7" x 14'6"

Downstairs WC

## First Floor

Landing

## First Floor

Landing

Roof Space

Bedroom One With  
En-Suite  
10'6" x 12'6"

Bedroom Two  
12'6" x 9'3"

Bedroom Three  
9'1" x 9'9"

Family Bathroom

## Outside

Ample Tarmac  
Driveway

Fully Enclosed  
Private Rear Garden

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

Hillmount Cottages is a quiet cul-de-sac development located in the heart of Moneyreagh village, within walking distance to the well-regarded Moneyreagh Primary School, popular Auld House restaurant and bar, coffee shop, playground and local churches. The location provides convenient access to public transport links and good road networks for commuting to work and schools in Belfast, Saintfield, Comber & Carryduff.

This beautifully presented mid terrace townhouse has been very well maintained, providing bright and spacious accommodation throughout. The property comprises in brief of a spacious lounge with outlook to the front over surrounding fields, modern open plan fully fitted kitchen to generous dining area with access to a large downstairs WC. On the first floor there are 3 well-proportioned bedrooms, the principal benefitting from an ensuite shower room, and a modern family bathroom.

Externally, the front of the property has a tarmac driveway providing parking for two vehicles with a beautiful decorative brick walkway leading to the front door with covered porch area. To the rear there is a fully enclosed private garden complete with both a paved patio area and lawn, a perfect space for young children, for pets and for entertaining.

Other benefits include uPVC double glazing throughout, oil fired central heating and full NHBC warranty until 2030.

With so many great attributes, this property is uniquely suited to a wide range of potential purchasers including first-time buyers, investors and those looking to downsize. Early viewing is highly recommended.



# Directions

Travelling from Belfast along the Castlereagh Road continue Along Ballygowan Road passing Roselawn Cemetery on your right. Entering Moneyreagh take Church Road on your right then turn again onto Hillmount Drive. Follow the road onto Hillmount Cottages.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		86	86
(69 - 80) C			
(55 - 68) D			
(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.



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