

22 Torwood  
Moir,

Accommodation

We are delighted to present 22 Torwood to the market. Situated in Moira, within walking distance to local amenities. This property offers a comfortable open plan lounge & dining room with featured bay windows bringing in natural light. The sunroom overlooks Moira Demesne from the rear enclosed garden with plenty of natural light reaching in.

Upstairs presents a well-appointed layout comprising three bedrooms and a bathroom. Each bedroom features laminate flooring, combining aesthetics with practicality for easy maintenance and a cosy ambiance.

Externally, the property offers a low-maintenance front garden with a paved driveway leading to a garage equipped with an electric roller door. The rear garden is fully enclosed, boasting a generously sized garden & pavement.

This home presents an ideal opportunity for comfortable living in a sought-after location, boasting excellent transport links such as the Airport Road, Lurgan Road and the M1 motorway.

GROUND FLOOR

Entrance Hall

uPVC front door, solid wooden floor, single panel radiator, thermostat

Lounge

4.22m x 4.04m (13' 10" x 13' 3") Solid wooden floor, electric fire with stone surround, hearth & mantle, double panel radiator, bay windows

Dining Room

3.12m x 2.95m (10' 3" x 9' 8") Solid wooden floor, double panel radiator, TV point

Sunroom

3.47m x 3.14m (11' 5" x 10' 4") Tiled floor, two double panel radiators

Kitchen

2.93m x 2.91m (9' 7" x 9' 7") Fully tiled walls & floor, range of wooden high and low level units, extractor fan, 4 ring hob, integrated oven & dishwasher, stainless steel sink unit with mixer tap, double panel radiator

Utility Room

4.23m x 2.97m (13' 11" x 9' 9") Fully tiled walls & floor, high & low level units to match kitchen, space for washing machine and tumble dryer, access to garage



22 Torwood  
Moir,

W.C

Fully tiled walls & floor, pedestal wash hand basin, low flush W.C, extractor fan, single panel radiator

FIRST FLOOR

Landing

Laminate flooring, access to attic, hot press housing with shelving

Bathroom

2.38m x 1.70m (7' 10" x 5' 7") Fully tiled walls & floor, tiled panel bath, wash hand basin with incorporated vanity unit, electric shower over bath (Aqualisa)

Bedroom 1

3.68m x 3.46m (12' 1" x 11' 4") Laminate floor, single panel radiator, TV point, power points

Bedroom 2

3.58m x 2.58m (11' 9" x 8' 6") Laminate floor, power points, single panel radiator

Bedroom 3

3.18m x 2.60m (10' 5" x 8' 6") Laminate floor, power points, built-in wardrobe with shelving

OUTSIDE

Garage

5.10m x 2.99m (16' 9" x 9' 10") Electric roller door, power, access to loft, oil burner, shelving.

Front

Paved path & driveway, in lawn front garden, access to rear garden through side gate

Rear

Paved patio area, fully enclosed, in lawn, oil tank, water tap







22 Torwood, Moira BT67 0NQ  
£239,950

Description

- 3 Bedroom Detached Home
- Oil Fired Central Heating
- uPVC Front & Rear doors
- Sun Room
- Burglar Alarm
- Paved driveway
- Garage
- Garden to front, enclosed private rear garden overlooking Moira Demesne



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**DISCLAIMER PROPERTY DETAILS:** The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.