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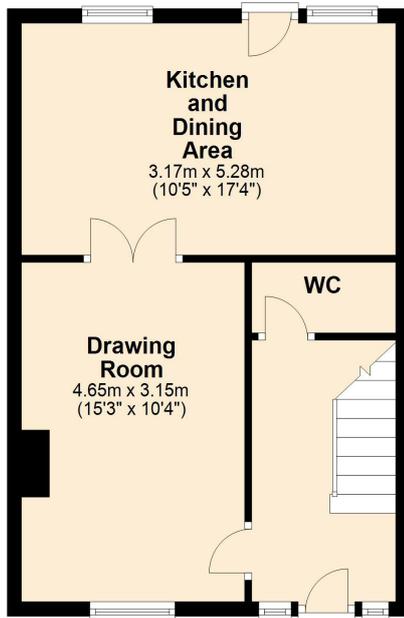
**37 BALLYNADRONE  
MEADOWS**  
Magheralin, BT67 0FY

Offers around  
**£136,950**

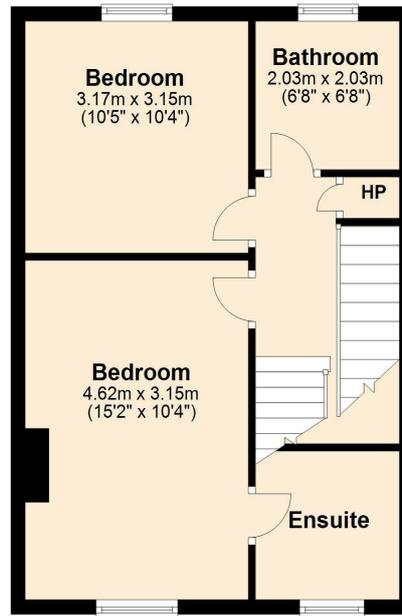




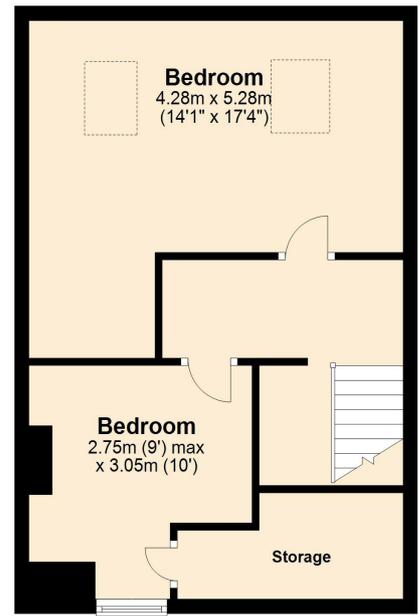
### Ground Floor



### First Floor



### Second Floor



Illustrations are for identification purposes only. Measurements are approximate using a laser measuring device.  
Plan produced using PlanUp.



## Description

A most deceptive town house having wonderful accommodation, skilfully designed over three floors and providing a truly unique opportunity for a wide spectrum of potential purchasers in the current market. The interior has been very well maintained and beautifully presented which includes an attractive drawing room with glazed double doors leading to the kitchen/dining room, creating a practical live-in feel to the ground floor accommodation. The growing hamlet of Magheralin has local amenities and bus services, as well as good road networks to other provincial towns and cities. Maralin Village Primary School is located on the Steps Road and St Patrick's Primary School is located on the Ballymacbredan Road. Viewing a must!

## Features

- Handsome contemporary style town house
- Four bedrooms, master bedroom with ensuite shower room
- Spacious entrance hallway with stairs leading to the first and second floor accommodation
- Downstairs WC
- Drawing room with attractive fireplace and open fire
- Contemporary style kitchen with ample high and low level units including an integrated fridge/freezer, dishwasher and a built-in oven and hob
- Bathroom on the first floor with a modern white suite
- PVC double glazed windows
- Gas fired central heating
- Enclosed rear garden with decked patio area and a pathway for bins access

## Key Information

<b>Tenure:</b>	Freehold
<b>Ground Rent:</b>	NIL
<b>Rates:</b>	£ 1021.89 per year as of 31/1/20
<b>Service Charge:</b>	£ 116 per year
<b>Floor area:</b>	1292 sq.ft. approx (Land and Property Services)

## Viewing

Key and accompany and appointment with agent... 9261 2121. Please inform agent as soon as possible if you cannot attend a viewing appointment.

## Location

Ballynadrone Meadows is just off the Steps Road in Magheralin, easily accessed from both the New Forge and Belfast/Lurgan (A3) Roads.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	79	80
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
<i>Not energy efficient - higher running costs</i>		



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