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estate agents

**27 OLD KILMORE ROAD**  
Moira  
**BT67 0LZ**



# 27 OLD KILMORE ROAD, Moira, BT67 0LZ

## SUMMARY

- Stunning contemporary and exclusive detached residence
- Attractive front door and side lights
- Bright entrance hallway with feature Oak staircase to the first floor accommodation including a large landing window
- Downstairs cloak room with WC and wash hand basin
- Drawing room with provision for fireplace
- Separate dining room or study
- Stunning open plan contemporary style live-in kitchen with family room and sun room
- Feature two way cast iron multi-fuel stove
- Ample high and low level kitchen units with Belfast Sink and feature island unit. Walk-in pantry
- Separate utility room with quality units
- Five double bedrooms, master bedroom with ensuite shower room and adjoining dressing room
- Spacious bathroom with white suite including shower cubicle
- Contemporary style oak panelled interior doors
- PVC triple glazed windows
- Gas central heating
- Foundations laid for a detached garage
- Newly laid tarmac driveway
- Spacious garden to the front and rear laid out in lawns
- Enclosed rear garden
- Fantastic location on the Old Kilmore Road and on the edge of Moira's ever popular and bustling village

**PRICE: Offers Around £419,500**





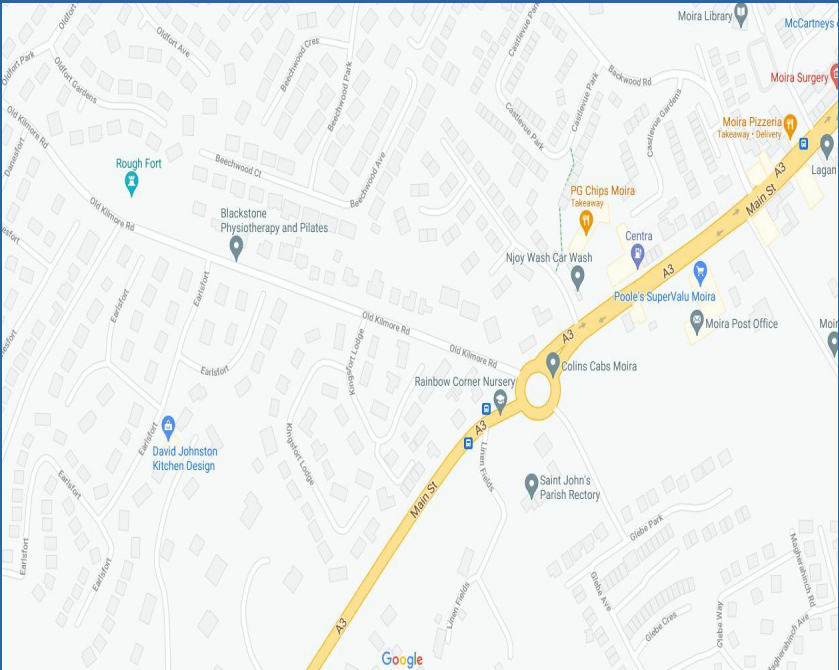




A very rare opportunity to purchase a truly exclusive detached home of contemporary architectural styling, enjoying its own spacious and highly prestigious Old Kilmore Road site and on the edge of Moira's ever popular Village, famous for its individual shops and boutiques, its array of coffee shops, bars and restaurants as well as Moira Primary School, Rowandale Integrated Primary School and its major road networks such as the M1 motorway for Belfast and the west.

The property has a wonderfully modern versatility, which will immediately appeal to any modern 21st high speed lifestyle, having a magnificent open plan kitchen, dining and family room with adjoining sun room.

A welcome addition to the current market, we highly recommend this to be an exceptional opportunity not to be missed.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location:

Off Main Street Moira, take Old Kilmore Road at the roundabout. No. 27 is on the right hand side.







Stunning individually designed exclusive residence, enjoying a prime setting on the Old Kilmore Road, Moira



## IMPORTANT INFORMATION:

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, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.