

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



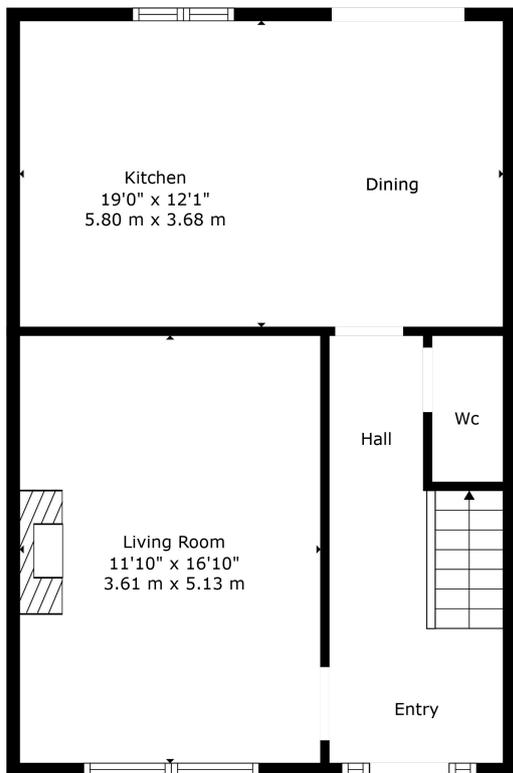
**23 LIMESTONE MEADOWS**

Moira BT67 0UU

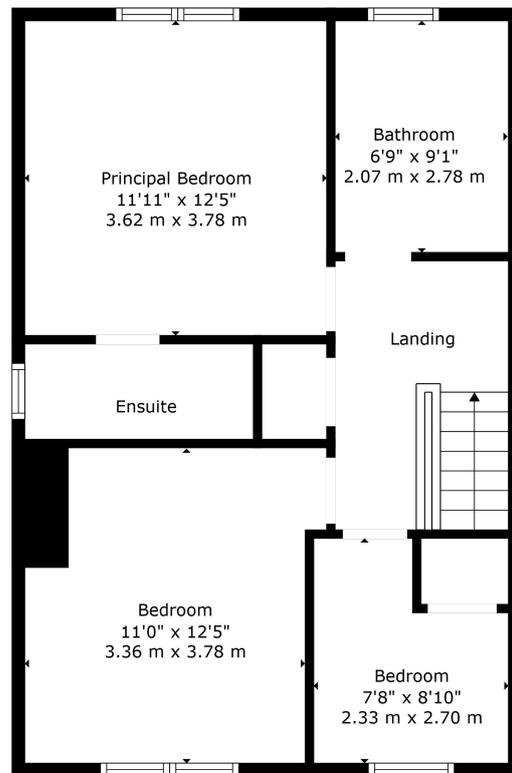
Offers around  
**£217,950**







Floor 1



Floor 2

**TOTAL: 1112 sq. ft, 104 m2**  
 FLOOR 1: 556 sq. ft, 52 m2, FLOOR 2: 556 sq. ft, 52 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Description

A highly exclusive semi-detached home having wonderfully bright and spacious interior accommodation, nestling within a much admired residential development, located on the Clarehill Road, just opposite Rowan-dale Integrated Primary School and on the edge of Moira's historic and bustling Village.

The property has a contemporary interior for modern living including a beautifully designed kitchen with dining area, an elegant drawing room with inset stove and generous bedrooms, master bedroom with ensuite shower room. A good driveway to the side will allow for off street parking. Viewing a must!

## Features

- Exclusive semi-detached home in a modern residential development
- Three bedrooms, master bedroom with ensuite shower room
- Bright entrance hallway with spindled staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Elegant drawing room with feature chimney breast and inset cast iron stove and a solid wooden floor
- Good sized kitchen with a generous range of fitted high and low level units including a built in oven, hob, fridge/freezer and dish washer
- Bathroom on the first floor with a modern suite including a bath, WC and wash hand basin as well as a corner shower cubicle
- PVC double glazed windows
- Oil fired central heating
- Neat gardens to the front and rear laid out in lawns
- Tarmac driveway
- Beautifully presented interior



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91	83	83
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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.