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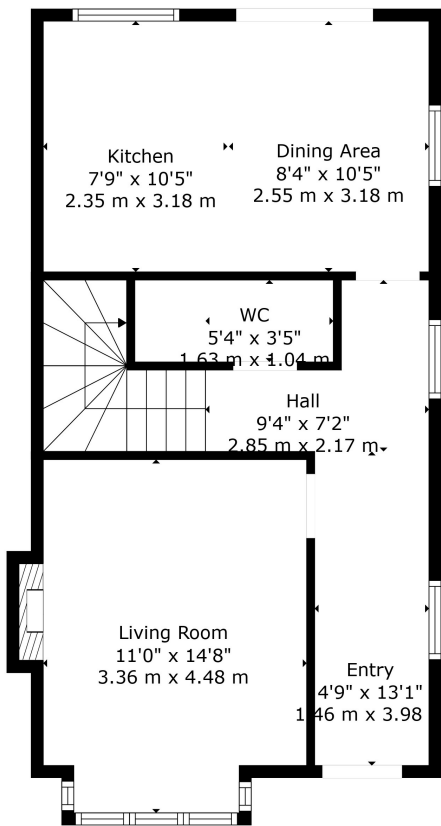


17 BROOMHILL
Magheralin BT67 0UL

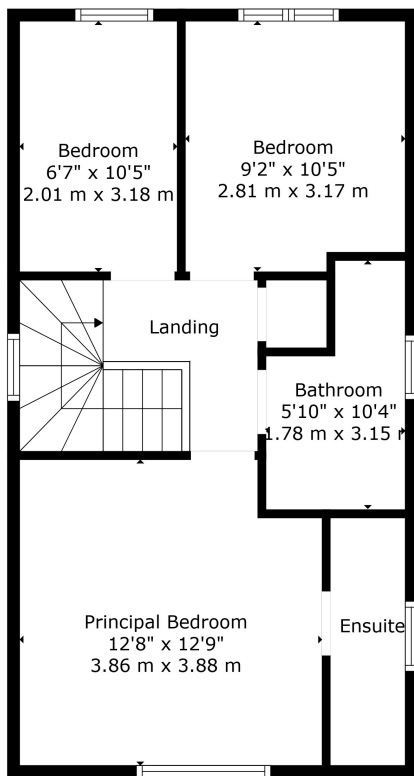
Offers around
£199,950







Floor 1



Floor 2

TOTAL: 1015 sq. ft, 94 m2
FLOOR 1: 516 sq. ft, 48 m2, FLOOR 2: 499 sq. ft, 46 m2
EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 0 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	70 C
39-54	E		
21-38	F		
1-20	G		

Description

A very handsome detached residence, enjoying a wonderful cu-de-sac position within a much admired development of homes, located just off the Ballymabredan Road and convenient to St Patrick Primary School and within close proximity to the main Belfast / Lurgan Road for bus services and road networks to neighbouring provincial towns and villages. The property has been exceptionally well maintained and beautifully presented for modern living and will suit a wide variety of potential purchasers seeking a detached property providing an opportunity to simply move in. Viewing a must!

Features:-

- Handsome detached residence
- Bright and spacious entrance hallway with spindled staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Elegant living room with a walk in bay window and an attractive inset cast iron stove
- Open plan kitchen with dining room and double doors to the rear garden
- Modern fitted high and low level cabinetry including space for a washing machine and space for a dishwasher, built in oven and inset hob and extractor fan above, integrated fridge/freezer, part tiled walls
- Three bedrooms, spacious master bedroom with ensuite shower room
- Bathroom with a modern and stylish white suite including a bath, WC, wash hand basin and shower cubicle
- Tarmac driveway to the side
- Neat gardens to the front and rear with a brick paved patio at the rear
- Oil fired central heating
- PVC double glazed windows
- Attractive wooden floor to the hallway and living room
- Pine panelled interior doors



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.