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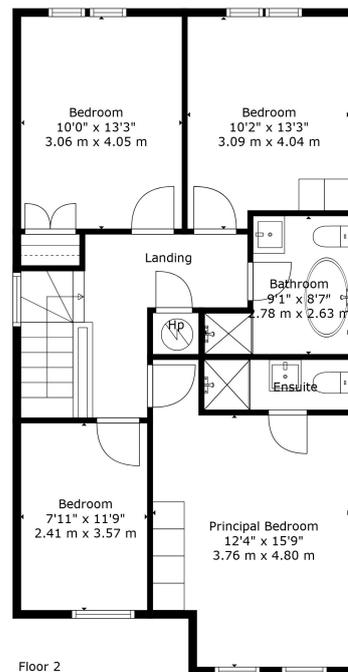
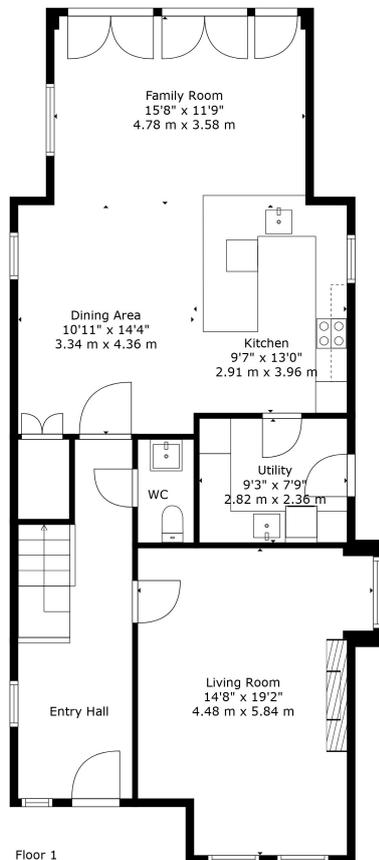


49 MOIRA GATE
Lurgan Road Moira BT67 0XZ

Offers around
£425,000







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

TOTAL: 1783 sq. ft, 165 m2
 FLOOR 1: 993 sq. ft, 92 m2, FLOOR 2: 790 sq. ft, 73 m2
 EXCLUDED AREAS: HP: 7 sq. ft, 1 m2
 WALLS: 138 sq. ft, 13 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

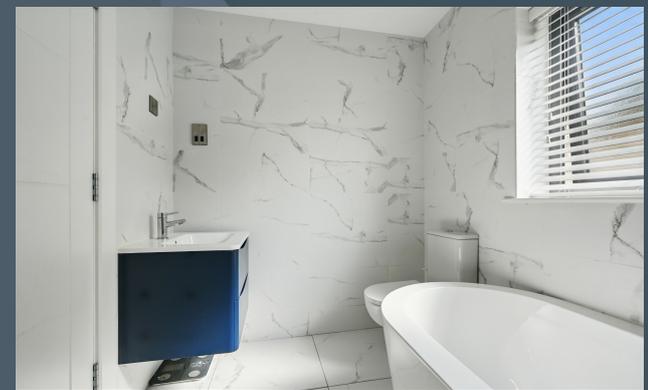
Description

A simply sensational contemporary style detached residence, forming part of a modern and very exclusive development of quality homes, nestling on the highly respected Lurgan Road and convenient to the bustling village of Moira for all amenities. The property provides an opportunity to live efficiently having an A rated EPC and enjoying the benefits of solar panels.

The internal accommodation has been beautifully designed including a wonderful contemporary style open plan kitchen / dining and family room with bi folding doors leading to the rear garden, four spacious bedrooms, master bedroom with ensuite and indeed a practical utility room and downstairs WC.

Viewing a must!

- Contemporary style detached exclusive residence with detached garage
- 4 Spacious bedrooms, master bedroom with ensuite shower room including a modern style suite
- Spacious hallway with an attractive front door and an exclusive tiled floor. Spindled staircase to the first floor accommodation
- Living room with a feature window and an attractive media wall with space for an inset TV and a built in gas fire
- Open plan kitchen with dining area and family room including bi folding patio doors to the rear garden
- Beautifully fitted high and low level kitchen cabinetry including and built in double oven and inset hob. Extractor fan above. Integrated dish washer. Integrated fridge/freezer. Quartz work surfaces. Breakfast bar. Herringbone style tiled floor
- Separate utility room with fitted high and low level cabinetry including space for a washing machine and dryer
- Downstairs cloak room with WC and wash hand basin
- Bathroom on the first floor with a contemporary style suite including a free standing bath, WC and wash hand basin. Separate shower cubicle. Feature tiles to walls and floor
- Oil fired central heating
- PVC double glazed windows
- Tarmac driveway leading to the garage
- Neat gardens front and rear. Southerly aspect to the rear with patio area



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.