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2 ST JAMES MEADOW

St James Royal Hillsborough BT26 6GS

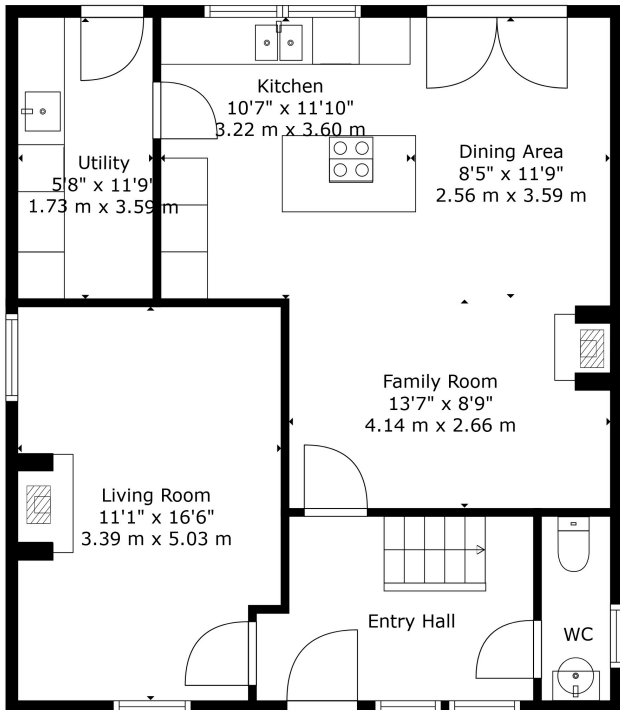


Offers over
£329,950

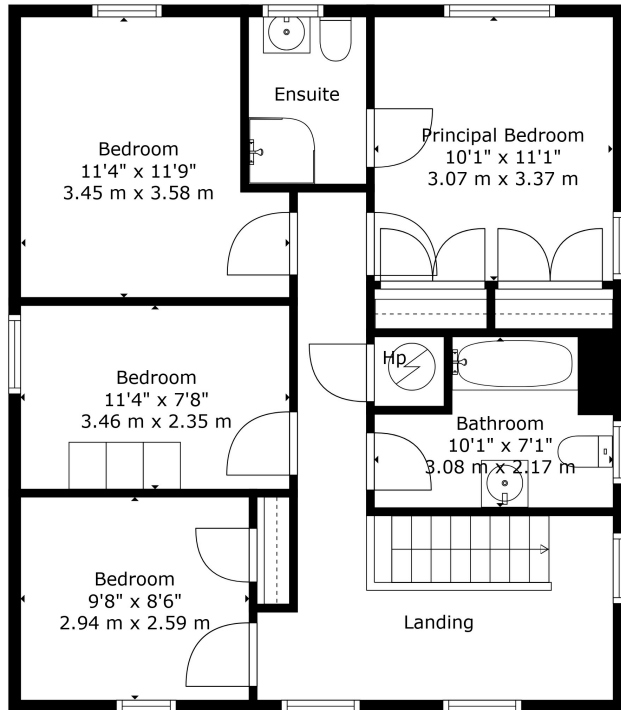




2 St James Meadow, St James, Royal Hillsborough



Floor 1



Floor 2

TOTAL: 1427 sq. ft, 133 m2
FLOOR 1: 718 sq. ft, 67 m2, FLOOR 2: 709 sq. ft, 66 m2
EXCLUDED AREAS: HP: 9 sq. ft, 1 m2
WALLS: 109 sq. ft, 10 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

A very handsome detached exclusive residence enjoying a small and very attractive cul-de-sac of similar homes, nestling within the delightful hamlet of St James, convenient to the Meadow Bridge primary school and the Lany road for commuting to Moira and the M1 interchange as well as Royal Hillsborough with the A1 carriageway.

The property is has a wonderful layout for modern living including an open plan live-in style kitchen with dining and family areas, a practical utility room, downstairs WC and indeed a ensuite shower room to the principle bedroom.

All in all, a stunning family residence in a small and exclusive setting with commuter links to other provincial towns and cities.

Viewing a must!

Features:-

- Beautiful detached exclusive residence
- Four spacious bedrooms, master bedroom with ensuite shower room
- Bright and airy hallway with spindled staircase to the first floor accommodation
- Down stairs cloak room with WC and wash hand basin
- Elegant drawing room with an attractive fireplace with inset cast iron stove
- Stunning open plan live-in style kitchen with dining area and family area including a stylish fireplace design with inset cast iron stove. Feature tiled floor from the hallway leading through to the utility room. PVC double glazed double doors leading to the garden
- Beautifully designed kitchen with ample high and low level units including a central island unit and quartz work tops. Integrated fridge/freezer. Integrated dish washer. Built in oven and inset hob with extractor fan above
- Stylish and contemporary style bathroom on the first floor with a bath, WC and wash hand basin. Shower fitment over bath
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway and parking area to the rear
- Garage to the rear with a roller garage door and separate service door



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.

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