

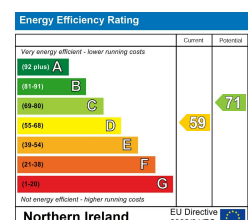


17 Magaluf Park, Off the Ballykeel Road, Moneyreagh, BT23 6DA

Asking Price £165,000

Moneyreagh is a peaceful location on the outskirts of the city that enjoys a village atmosphere, yet is within 10 minutes drive of Belfast, surrounding towns and villages and also has many amenities situated close by, such as shops, schools and bus routes. The accommodation is both bright and spacious offering 3 good size bedrooms, lounge open to the dining area, as well as a modern fitted kitchen and a white bathroom suite. Well maintained throughout, this home should appeal to the many 1st time buyers / families looking to locate in a convenient and sought after location. Externally there are gardens laid in lawn to front and also to the rear, and off street parking for 2 cars.

- Semi detached home
- Bright and spacious lounge open to the dining area
- White bathroom suite
- Double glazed windows
- Gardens to the front and also to the rear
- Three good size bedrooms
- Modern fitted kitchen
- Oil fired central heating
- Off street parking
- Cul de sac position



The accommodation comprises

Pvc double glazed front door leading to entrance hall.

Entrance hall



Solid wood flooring, under stairs cloaks.

Lounge 13'11 x 11'8 (4.24m x 3.56m)



Feature fireplace with raised tiled hearth housing an open fire. Open to dining area.

Dining area 11'4 x 9'4 (3.45m x 2.84m)



Sliding doors to the rear gardens.

Kitchen 11'1 x 9'6 (3.38m x 2.90m)



Full range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, cooker space plumbed for dishwasher, fridge freezer space.

1st floor

Landing access to roof space.

Roof space

Accessed via a slingsby ladder approach, part floored, insulated.

Bedroom 1 10'6 x 8'5 (3.20m x 2.57m)



Built in sliding robes.

Bedroom 2 13'1 x 9'9 (3.99m x 2.97m)



Bedroom 3 10'4 x 7'3 (3.15m x 2.21m)



Bathroom 8'5 x 7'1 (2.57m x 2.16m)



Luxury white suite comprising panelled bath, mixer taps, Mira electric shower, low flush w/c, wash hand basin with storage below, fully tiled walls, extractor fan, tiled floor, recessed spotlights, chrome towel radiator.

Outside

Tarmac driveway with off street parking.

Front gardens



Front gardens laid in lawn.

Rear Gardens

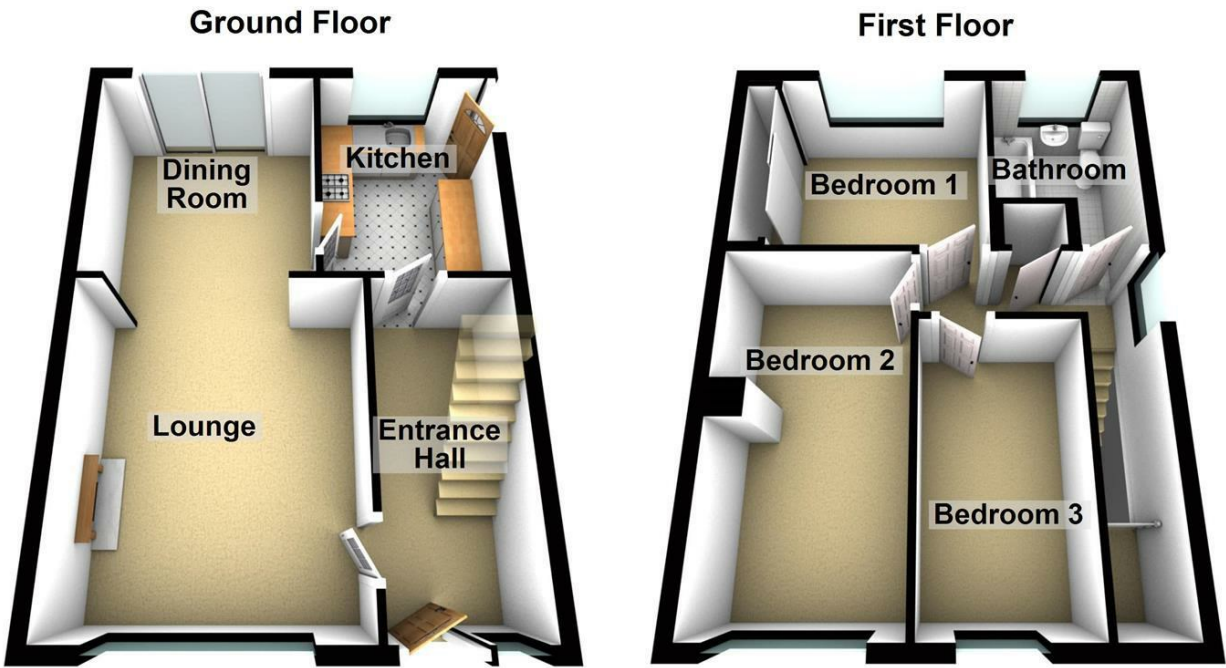


Enclosed rear gardens with a sunny aspect laid in lawn with additional patio area.

Garden shed 13'6 x 7'6 (4.11m x 2.29m)

Plumbed for washing machine, housing oil fired boiler, light and power.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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