



## 9 Moneyreagh Road, Moneyreagh, Newtownards, BT23 6BJ

**Offers Over £240,000**

Situated on a large plot, this detached bungalow offers versatile, well proportioned accommodation comprising three bedrooms, one reception room or alternatively two bedrooms, two reception rooms, fitted kitchen and shower suite.

In addition the property benefits from an oil heating system, double glazing, excellent gardens front side and rear as well as detached garage and additional purpose built storage facilities. With the property being on such a large plot there is superb potential for for extending both the house itself and the storage to the rear depending on family requirements or alternatively modernise the existing footprint for those hoping to downsize.

- Double Fronted Detached Bungalow On A Large Plot
- One Reception Room
- Shower Suite & Separate W/C
- Double Glazing
- Extensive Gardens Front, Side & Rear
- Three Bedrooms
- Fitted Kitchen with Casual Dining
- Oil Heating
- Driveway Leading To Detached Garage & Outbuildings To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	60
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	



### Entrance Hall



pvc glass panelled front door to entrance hall.  
Walk-in storage and hot-press.

### Lounge 11'10" x 12'0" (3.62m x 3.67m)



(into bay) Tiled fire-place with wooden mantle housing wood burning stove.

**Living Room / Bedroom 11'11" x 11'10" (3.65m x 3.62m)**



(into bay) Tiled fire-place.

**Kitchen/Dining 13'8" x 15'4" (4.19m x 4.69m)**



Full range of high and low level units, glazed cabinets. Integrated dish-washer. Part tiled walls. Breakfast bar . Tiled flooring.



**Bedroom Two 12'0" x 9'10" (3.66m x 3.01m)**



**Bedroom Three 13'4" x 11'0" (4.08m x 3.36m)**



**Shower Suite 8'5" x 8'2" (2.59m x 2.51m)**



Comprising corner shower cubicle, pedestal wash hand basin. low flush w.c Part tiled walls. Access to roof-space via fold down ladder. Floored for storage. Skylight.

### Separate Toilet 5'8" x 5'3" (1.73m x 1.61m)



Low flush w.c Sink unit. Part tiled walls. Tongue and groove ceiling.

### Outside Front

Garden laid in lawn.

Driveway with ample parking that leads up to detached garage.

### Side Garden



Side garden laid in lawns bordered by mature hedging.

## Outside Rear



From kitchen access is provided to a large patio and rear garden laid in lawn. Bordered by mature hedging.



## Detached Garage

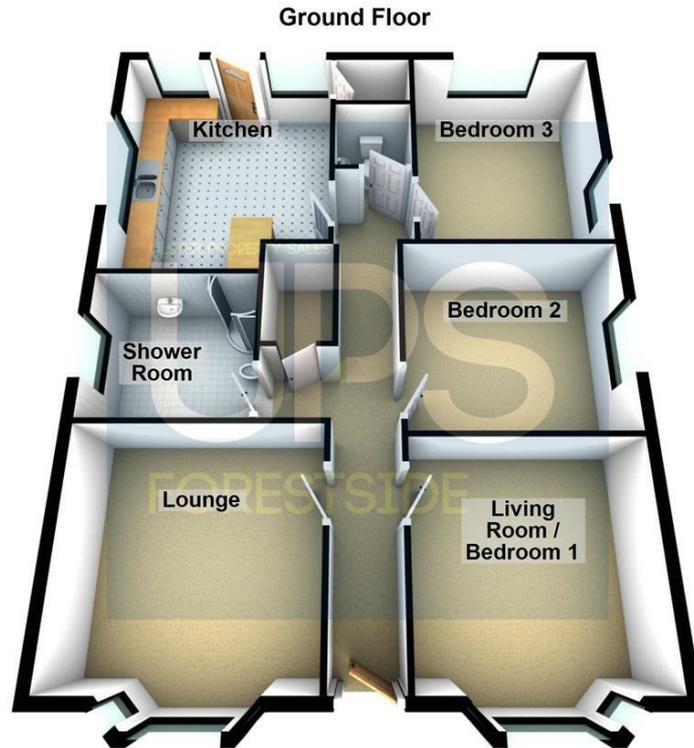


Double doors. Light and power.

## Outbuilding

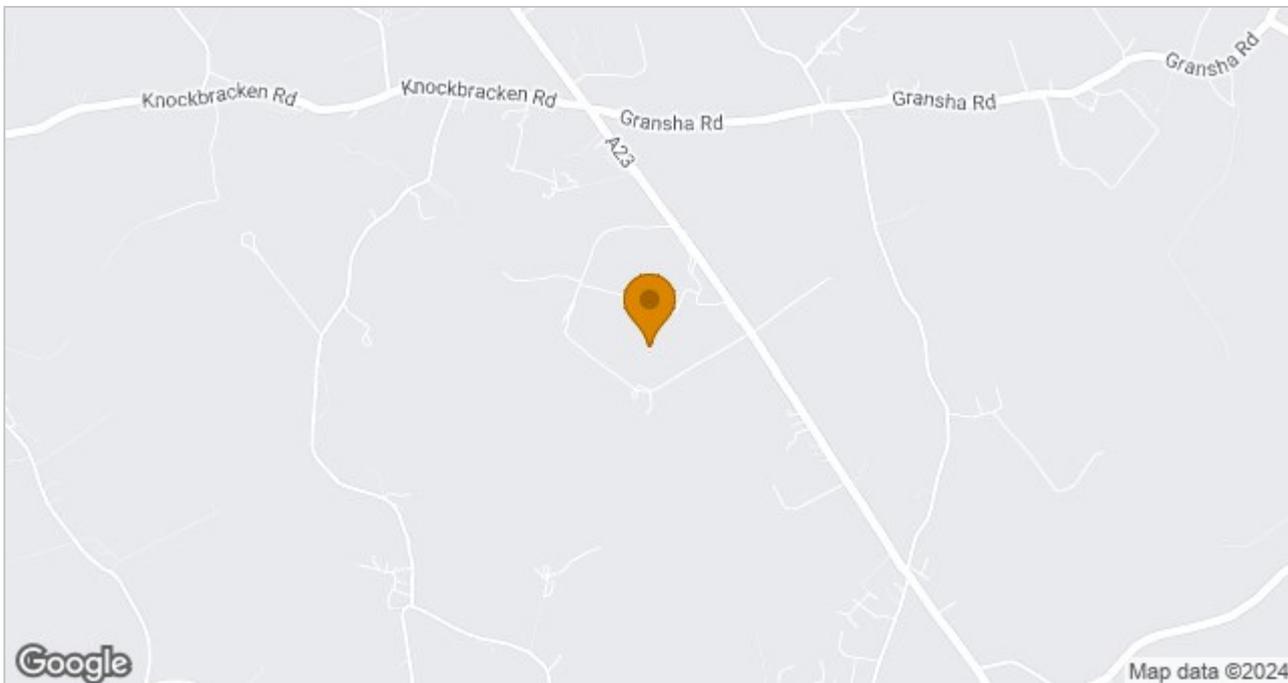
Storage. Additional garden area behind.

## 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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