

# 55 Moira Gate, Moira, BT67 0XZ



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£294,950**

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**This is an incredibly rare opportunity to purchase a beautifully finished four bedroom semi-detached house with detached garage occupying a prime position with excellent sun orientation within this highly sought after residential development close to the heart of Moira where all local amenities and transport facilities are readily accessible.**

**Finished to an exceptionally high standard throughout, the vendor of this stunning new build property spent upwards on £30,000 on extras creating a level of luxury that can only be appreciated on full internal inspection.**

**Benefitting from luxury fully fitted contemporary handle less kitchen units in light grey with a full range of integrated appliances to include 5 ring induction hob, combination oven and grill, fridge, freezer and dishwasher this stunning kitchen also benefits from a superb "Quooker" boiling water tap and quartz worksurfaces, upstands and splash backs. With modern sanitary ware to the ground floor W/C, family bathroom and ensuite to the master bedroom showcasing the vendors love for quality products and attention to detail.**

**Boasting an EPC level of 97 taking this property to the top end of the "A" rating highlighting the innovative energy efficiency measures future proofing this luxury home to include modern flush mounted solar panels to the roof of the main home and additional panels on the garage roof at the clients request.**

**Only on full internal inspection can one begin to appreciate the quality of this unique family home.  
Early viewing strongly recommended.**

## **FEATURES**

- Composite entrance door to spacious entrance hall with access to ground floor W/C / Feature Victorian style patterned floor tiles / Staircase to first floor
- Living room with dual aspect bay windows / Modern wall mounted log and coal effect glass fronted gas fire / Dark walnut wood laminate flooring
- Kitchen with informal dining area / Full range of light grey handle-less high and low level units / Complimentary Quartz work surfaces and upstands
- "Quooker" boiling water tap / Integrated 5 ring "Neff" induction hob and low level combination oven and grill / Integrated fridge, freezer and dishwasher
- Open plan to family room/sun lounge with fully tiled floors and 5 door bi-folding double glazed doors to rear patio / 2 designer upright radiators
- Utility room with full range of light grey high and low level units / Victorian style patterned floor tiles
- First floor landing with access to loft / Hotpress with pressurised hot water tank
- Four well proportioned bedrooms / Master with ensuite shower room and built-in wardrobes
- Luxury bathroom with double ended bath, fully tiled shower cubicle, push button low flush W/C and moulded wash hand basin in vanity unit / Fully tiled floor and walls
- Tarmac drive with off-street parking for three cars / Access to Detached garage / PVC double glazed windows and external doors / Gas fired central heating (with supplementary owner owned solar panels) / Security alarm / Brushed chrome sockets and switches



## ACCOMMODATION

Grey coloured composite entrance door with double glazed inset to:

### SPACIOUS ENTRANCE HALL

Feature Victorian style patterned floor tiles. Double radiator. Stair case to first floor with moulded hand rail and fluted balustrade.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with "monobloc" mixer tap and exposed stainless steel gully trap. Floor to ceiling tiled splash back wall. Feature Victorian style patterned fully tiled floor. Extractor fan. Polished chrome heated towel rail.



### LIVING ROOM 17'8 x 13'11

into dual aspect bay windows. Feature contemporary style wall mounted log and coal effect glass fronted gas fire with media wall above. Recess for wall mounted TV. Dark walnut wood laminate floor. Full depth gable end window. Double radiator.





## KITCHEN INTO INFORMAL DINING 20'3 x 11'10

Full range of light grey handle-less high and low level units with contemporary quartz work surfaces. Inlaid stainless steel sink unit with "Quooker" boiling water tap and quartz fluted drawer. Quartz up stands and tiled splash back to hob. Five ring "Neff" induction hob with feature stainless steel over head extractor. Low level combination oven and grill. Integrated fridge, freezer and dish washer. Low voltage down lights. High level 3 seater Breakfast bar. Designer upright radiator. Fully tiled floor. Access to under stair storage. Open to:





## **FAMILY ROOM / SUN LOUNGE 14'2 x 10'8**

5 door bi-folding doors to rear. High level gable end window. Fully tiled floor. Designer upright radiator.





## UTILITY 8'9 x 5'9

Full range of light grey high and low level units with chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Concealed, wall mounted gas fired boiler. Storage cupboard with solar panel energy diverter for hot water and central heating. Victorian style patterned fully tiled floor. PVC double glazed door to rear. Extractor fan. Single radiator.

## FIRST FLOOR LANDING

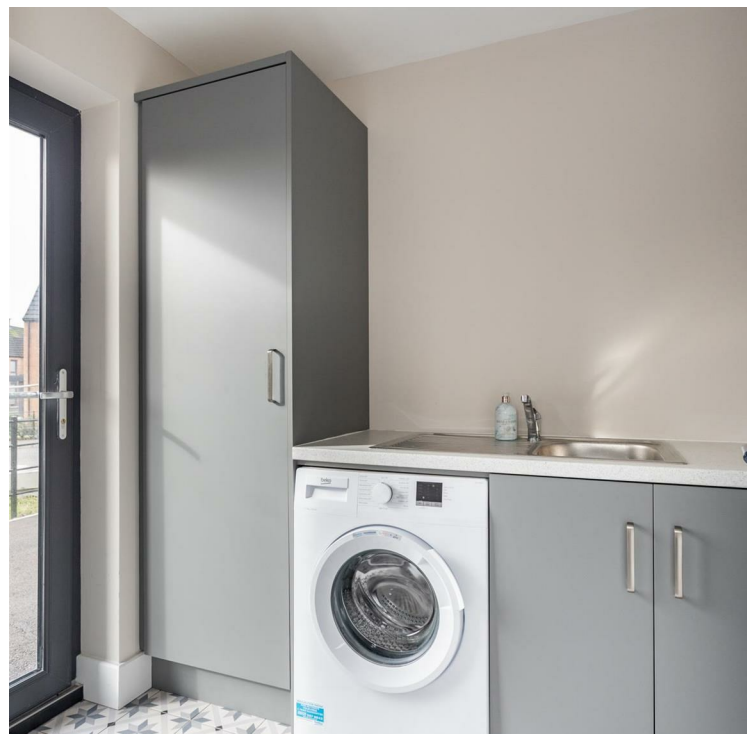
Hot press with pressurized water tank. Storage shelving above.

## BEDROOM 1 12'5 x 11'

to include built-in wardrobes. Twin feature full depth windows. Double radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and wall mounted moulded wash hand basin in vanity unit with "monobloc" mixer tap and storage drawers below. Fully tiled shower cubicle with thermostatic shower unit comprising drench head and hand held shower. Pivot and slide door. Fully tiled walls and floor. Shaver point and wall light point. Extractor fan. Low voltage down lights. Polished chrome heated towel rail.



**BEDROOM 2 11'9 x 9'10**

Single radiator.

**BEDROOM 3 10'6 x 10'1**

Single radiator.

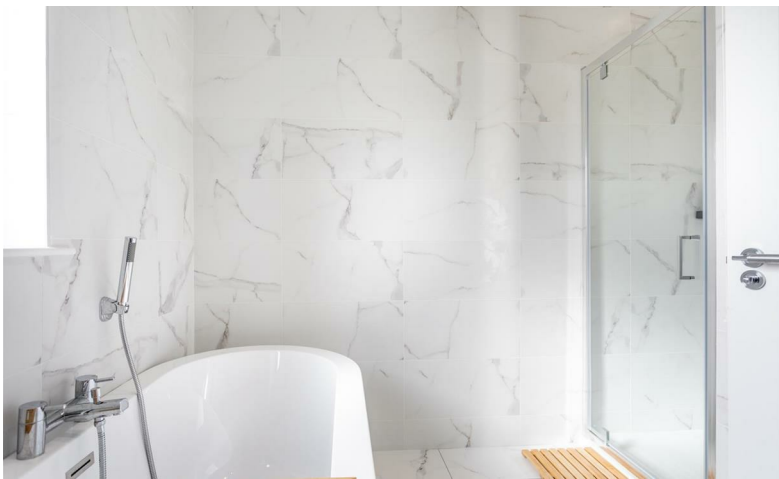
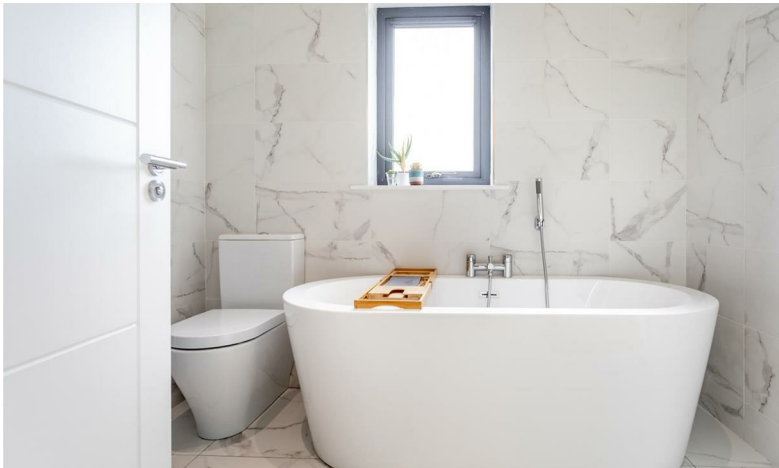


**BEDROOM 4 8'8 x 7'5**

plus double doors to built-in wardrobe. Single radiator.

**BATHROOM 9'3 x 8'**

(into shower) Modern white suite comprising double ended bath with off set mixer taps and pencil shower attachment. Push button low flush W/C and moulded wash hand basin in vanity with "monobloc" mixer tap and storage drawers below. Fully tiled shower cubicle with thermostatic unit comprising drench head and hand held shower. Pivot glazed door. Marble effect fully tiled walls and floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.





OUTSIDE

Garden to front in neat lawn and paved pathway. Tarmac drive to side with off street parking for 3 cars. External power supply. Outside tap. Access to;

DETACHED GARAGE 20' x 11'

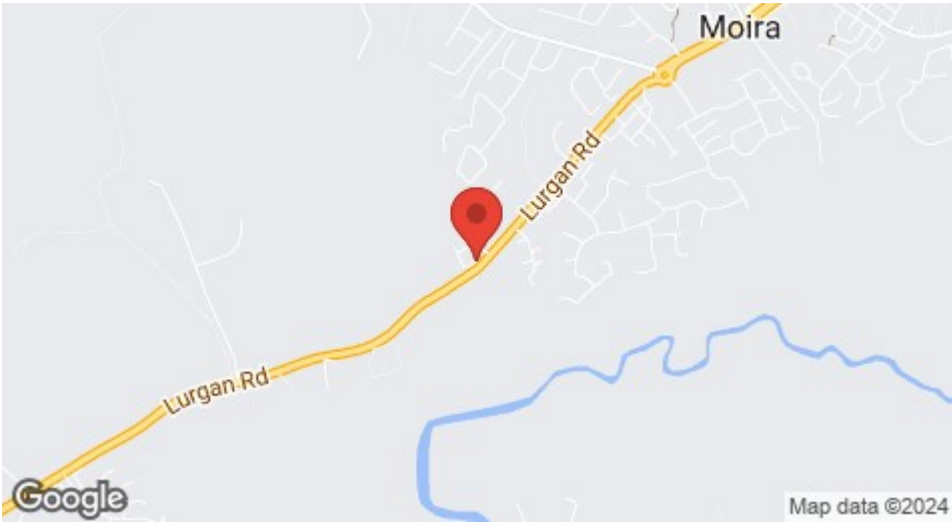
Roller shutter door. Power and light. Battery storage unit for solar panels. PVC double glazed door and window to side. Fully enclosed garden to the rear in paved patio and neat lawn. 6Ft. timber fencing. Paved pathway. Pink stone display. Bin recess. Low voltage down lights to eaves of family room / sun lounge. Timber pedestrian gate to tarmac driveway.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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