

**Tim Martin**  
— .co.uk



**12 Rockland Drive  
Moneyreagh  
BT23 6BD**

**Offers Around  
£165,000**

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## SUMMARY

This spacious, well presented end terrace home is ideally located in this popular development within walking distance of Moneyreagh Village.

The accommodation is generous, and leaves nothing for the lucky buyer to do only unpack! The ground floor hosts a lounge opening through to a spacious kitchen and separate dining area. The first floor enjoys three bright, well-proportioned bedrooms, one with built in wardrobe and modern shower room.

Outside is equally as impressive, the enclosed rear gardens lead from the kitchen and feature easily maintained patio areas to catch the afternoon sun, and lawns creating the perfect haven away from everyday life and an ideal location for summer bar-be-ques. The front garden provides off street parking for two cars.

This home is within walking distance of Moneyreagh Village, hosting a convenience store, church, children's play park and The Auld House pub. Moneyreagh Primary School is a short walk away. An excellent public transport service and road network allows for a convenient commute to Carryduff, Lisburn and Belfast City Centre; as well as schools in the surrounding towns and Belfast.

## FEATURES

- Well Presented Semi Detached Home
- Modern Kitchen with Dining Area
- Lounge with Feature Bay Window Opening through to Kitchen / Dining
- Three Well Proportioned Bedrooms
- Modern Shower Room
- Oil Fired Central Heating and Double Glazing
- Enclosed Rear Garden with Lawns, Decking Areas and Stoned Area
- Off Street Parking for Two Cars to Front
- Within Walking Distance to Moneyreagh's Amenities

## **Entrance Hall**

### **Lounge**

**15'11 x 10'4 (4.85m x 3.15m )**

(Not Including Bay Window)

Bay window; TV aerial and telephone connection points; open through to:-

### **Kitchen / Dining Area**

**19'1 x 8'7 (5.82m x 2.62m )**

Excellent range of high and floor level cupboard and drawers incorporating single drainer stainless steel sink unit with swan neck mixer taps; formica worktop; space for fridge / freezer; space and plumbing for washing machine; Hoover electric oven; Hoover 4 ring ceramic hob with Candy stainless steel extractor unit and light over; part tiled walls; ceramic tiled floor; door to rear gardens.

### **Stairs to First floor / Landing**

Roofspace accessed via slingsby style ladder - floored.

### **Bedroom 1**

**9'6 x 7'4 (2.90m x 2.24m )**

Maximum Measurements

### **Bedroom 2**

**11'8 x 8'8 (3.56m x 2.64m )**

Minimum measurements

### **Bedroom 3**

**15'3 x 8'5 (4.65m x 2.57m )**

Built in wardrobes with clothes rails and shelves; hotpress with lagged copper cylinder and shelving.

### **Shower Room**

**5'11 x 5'4 (1.80m x 1.63m )**

White suite comprising quadrant tiled shower cubicle with Redring Expressions Revive electric shower and telephone shower attachment; glass sliding shower doors and side panels; pedestal wash hand basin with chrome mono mixer taps; close coupled WC; chrome heated towel radiator; part tiled walls; ceramic tiled floor; LED spotlights.

### **Gardens**

Decorative concrete area to front providing off street parking for two cars.

Enclosed west facing rear gardens laid out in lawns with two decking areas to catch the afternoon sun; flowerbeds hosting a selection of ornamental and flowering shrubs and trees; stoned area with garden shed and oil storage tank; concrete patio area; water tap and light.

### **Boiler House**

Warmflow oil fired boiler; light and power points.

**Tenure**

Leasehold

**Ground Rent**

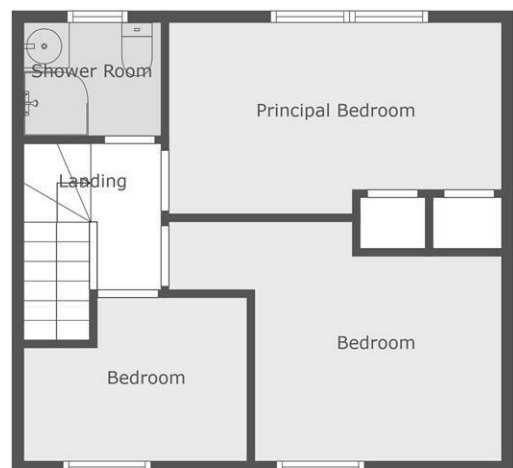
TBC

**Capital / Rateable Value**

£80,000. Rates Payable = £696.00 Per Annum (Approx)



Floor 1



Floor 2







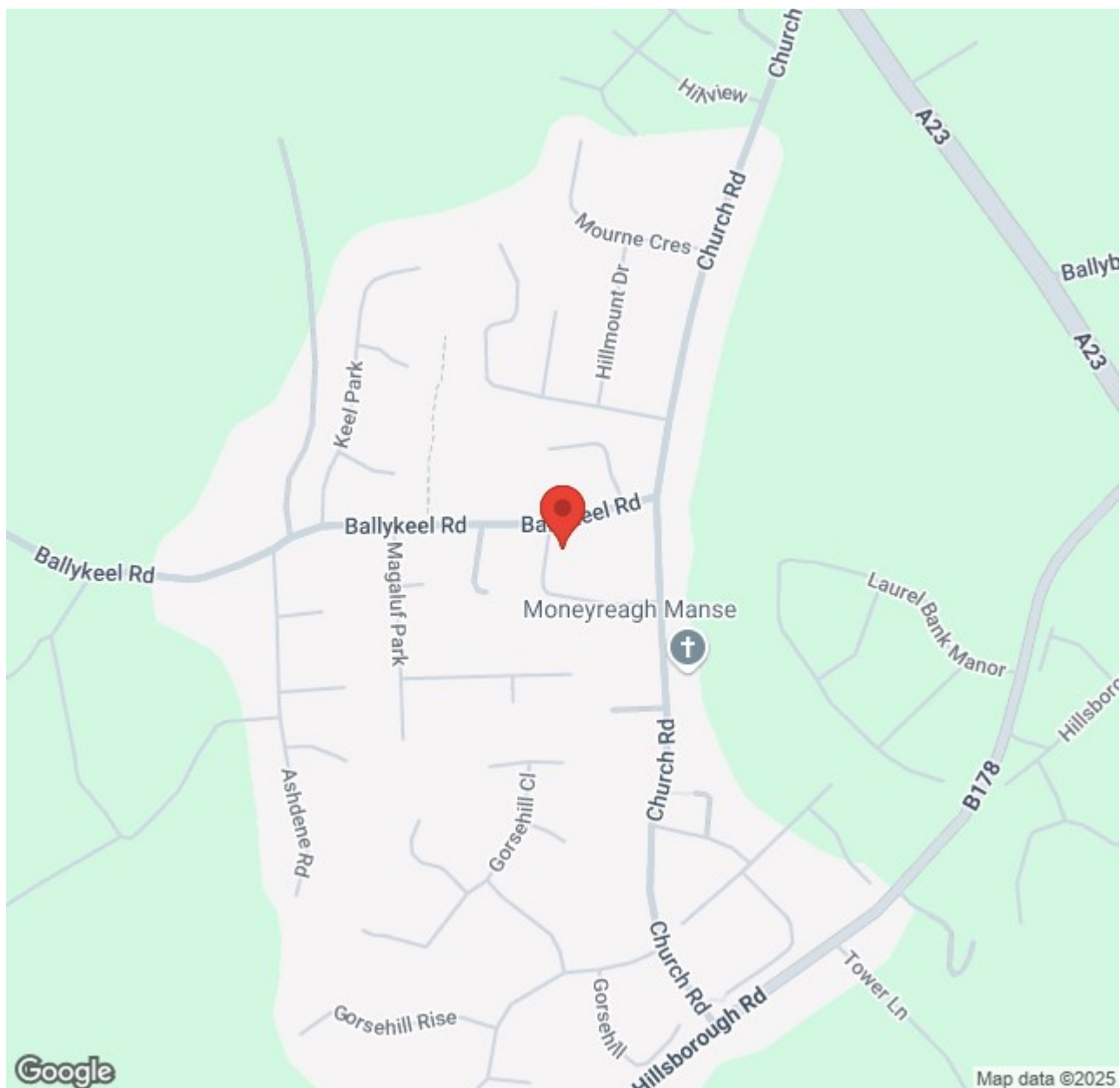












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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