




120 MONREE HILL

Donaghcloney Craigavon
BT66 7GZ

- 3 Bedrooms
- Spacious living room with feature fireplace
- Modern fitted kitchen with dining space
- Family bathroom
- Rear gardens.
- Gravel driveway with off-street parking.
- Convenient to local amenities, schools, shops, and transport links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	61	70
EU Directive 2002/91/EC		

£155,000

120 Monree Hill

Donaghcloney, Craigavon, BT66 7GZ



Entrance Hall

6'9" x 2'8" (2.08 x 0.82)

PVC door leading to entrance hall to living room.

Living Room

15'2" x 11'7" (4.63 x 3.55)

Bright living room with large windows allowing plenty of natural light. Central feature fireplace with decorative mantelpiece. Warm wood flooring.

Kitchen/ Dining area

10'4" x 15'2" (3.17m x 4.63)

Kitchen dining area comprising a range of high and low rise units. Integrated oven, hob, and ample countertop workspace. Space for

washing machine and full-height fridge freezer. Tiled splashback and lino flooring. Large rear window, complemented by a side door providing garden access.

Bright, airy dining space adjoining the kitchen. Room for a family dining area. Dual-aspect windows with garden views.

Landing

6'7" x 10'7" (2.03 x 3.25)

Carpeted landing

Bedroom 1

11'9" x 11'7" (3.59 x 3.55)

Large bedroom with built in robes. Wooden flooring

Bedroom 2

8'2" x 10'4" (2.5 x 3.17)

Bedroom with built in storage. Wooden flooring

Bedroom 3

6'0" x 7'3" (1.84 x 2.21)

Wooden flooring

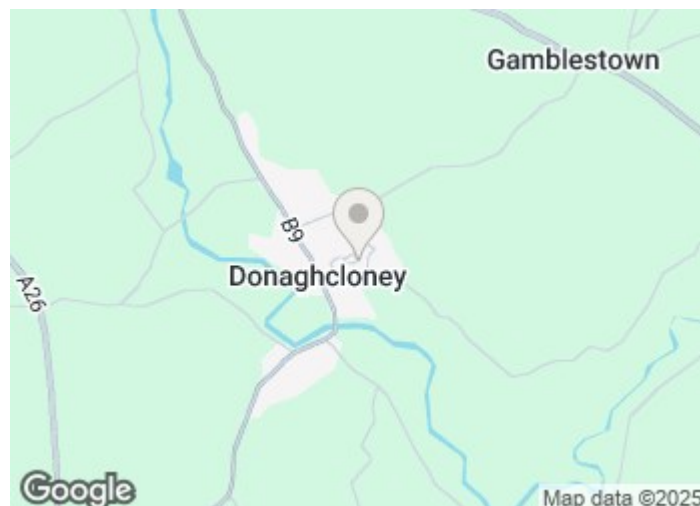
Bathroom

6'7" x 10'4" (2.03 x 3.17)

White bathroom suite comprising low flush w.c, panelled bath with overhead shower and wash hand basin. Tiled flooring and walls.

OUTSIDE

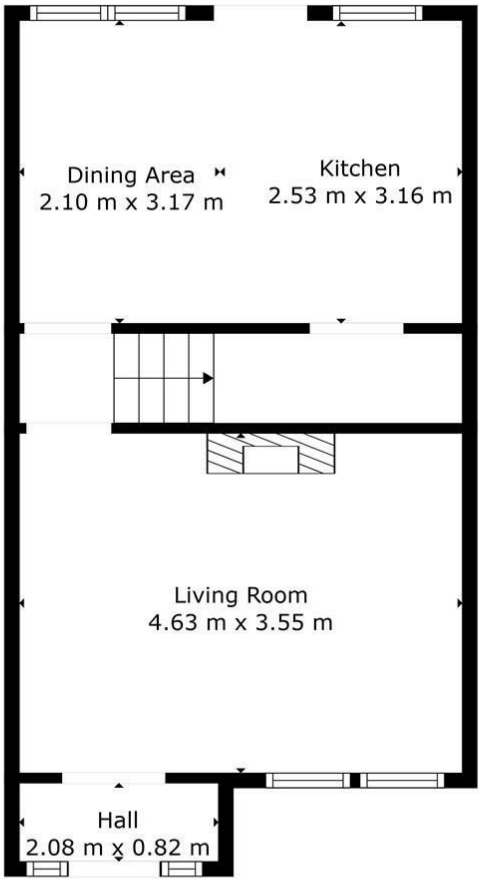
Garden to rear laid out in lawns. Gravel driveway to front for ample parking



Directions

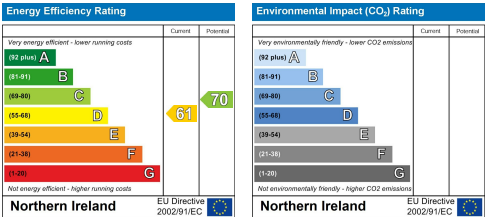


Floor Plan



TOTAL: 74 m2
FLOOR 1: 38 m2, FLOOR 2: 36 m2
EXCLUDED AREAS: WALLS: 8 m2
Floorplan Is For Illustrative Purposes Only And Is Not To Scale

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DOWNPATRICK 028 4461 4101	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DONAGHADEE 028 9188 8000	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



Aaron Ferris trading under licence as Ulster Property Sales (Ballynahinch)
©Ulster Property Sales is a Registered Trademark