



## 65 MAGHERAHINCH ROAD

Moira BT67 0XD

- Semi detached
- Three bedroom
- Master bedroom ensuite
- Living room
- Kitchen with dining area
- Sunroom
- Family bathroom
- Downstairs w.c
- Good gardens
- Well presented throughout

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

**Offers Around £265,000**

# 65 Magherahinch Road

, Moira, BT67 0XD



## Entrance Hall

Composite front door to entrance hall with tiled flooring.

## Living Room

15'9" x 10'7" (4.80m x 3.23m)

Bright front facing living room with feature fireplace.

## WC

White suite comprising low flush w.c and wash hand basin. Tiled floor and splash.

## Kitchen/Dining Room

9'10" x 17'9" (3.00m x 5.41m)

A range of high and low level units including stainless steel sink unit, integrated oven, hob, dishwasher, fridge freezer and washing machine. Tiled floor. Open plan to:

## Sun Room

Tiled floor and double doors to patio area.

## Landing

Landing with hotpress.

## Bedroom 1

10'0" x 11'1" (3.05m x 3.38m)

Rear facing bedroom with ensuite.

## En-suite

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and splash areas.

## Bedroom 2

9'9" x 9'0" (2.96m x 2.74m)

Front facing.

## Bathroom

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower. Tiled floor and splash area.

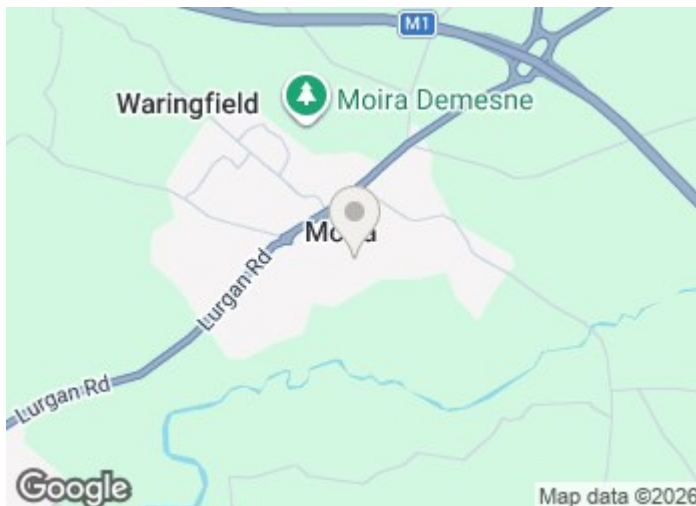
## Bedroom 3

9'11" x 8'5" (3.02m x 2.57m)

Front facing bedroom, with built in store cupboard.

## Outside

To the front is a small garden and off street parking. To the rear is a large garden laid out in lawns with a patio area.



## Directions



