

Tim Martin
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6 Hillmount Cottages
Moneyreagh
BT23 6DT

Offers Over
£184,950

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SUMMARY

Set in the ever popular development of Hillmount Cottages, this well presented and modern townhouse is perfect for the first time buyer, young couple or family and is situated within a short walk of the local shop, pub and restaurant, primary school and public transport.

The property, fitted with oil fired central heating and double glazing, has been finished to an exceptional standard throughout and leaves the purchaser nothing to do but move straight in and enjoy modern, convenient living! The ground floor enjoys a beautifully appointed lounge with multi-fuel stove and a stunning kitchen with dining area, whilst the first floor comprises of three excellent sized bedrooms and bathroom, fitted with a modern white suite. A fourth bedroom is located on the second floor and is complete with an ensuite shower room.

Outside, a spacious driveway to the front provides off street parking for 2 cars, whilst easily maintained gardens with raised decking area are located to the rear.

Moneyreagh is a popular village situated about 10 minutes drive outside Belfast and remains in close proximity to many secondary schools in the surrounding and Greater Belfast area. The Ulster Hospital, Stormont and George Best Belfast City Airport are all within a convenient commute.

FEATURES

- Well Presented And Spacious Mid Townhouse Situated In This Popular Development
- Spacious Lounge With Multi Fuel Stove
- Modern Fitted Kitchen With Dining Area
- Four Excellent Sized Bedrooms With Principal Bedroom En Suite
- Full Fibre FTTP Internet Connection Gigabit Speed 1000Gb
- Driveway Providing Parking For 2 Cars To The Front And Easily Maintained Rear Gardens
- Oil Fired Central Heating And Double Glazing
- Perfect For The First Time Buyer, Young Couple Or Family
- Within Walking Distance To Local Shop, Pub/Restaurant, Public Transport And Primary School
- Convenient Commuting Distance To Belfast, City Airport And Hospitals

Entrance Hall

Glazed upvc entrance door; wood laminate floor; telephone connection point.

Lounge

15'7 x 12'2 (maximum measurements) (4.75m x 3.71m (maximum measurements))

Cast iron multi fuel stove on slate hearth; wooden mantle over; wood laminate floor; tv aerial connection point; built-in storage cupboard; recessed spotlights.

Kitchen / Dining Area

15'6 x 13'0 (4.72m x 3.96m)

Excellent range of modern high and low level cupboards and drawers incorporating 'Blanco' single drainer sink unit with swan neck mixer tap; integrated 'Hotpoint' double electric under oven/grill; 'Indesit' 4 ring ceramic hob with extractor hood over; integrated dishwasher; 'Normende' wine fridge; space and plumbed for washing machine; space for fridge freezer; 'Normende' microwave; wood laminate worktops; tiled splashback; tiled floor; under cupboard lighting; recessed spotlights; glazed upvc door to rear.

First Floor / Landing

Recessed spotlights; built-in storage cupboard.

Bedroom 1

13'4 x 8'0 (4.06m x 2.44m)

Wood laminate floor; recessed spotlights.

Bedroom 2

9'5 x 7'0 (2.87m x 2.13m)

Wood laminate floor; recessed spotlights.

Bedroom 3

15'1 x 9'2 (4.60m x 2.79m)

Wood laminate floor; recessed spotlights; built-in sliding robes.

Bathroom

10'4 x 6'5 (3.15m x 1.96m)

Modern white suite comprising panelled bath mono mixer tap; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; separate tiled shower cubicle with 'Mira Vie' electric shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; part tiled walls; tiled floor; recessed spotlights; unvented pressurised hot water system in hotpress.

Stairs To Second Floor

Principal Bedroom

17'4 x 11'1 (5.28m x 3.38m)

Wood laminate floor; recessed spotlights; velux windows; built-in storage cupboard.

En Suite Shower Room

7'11 x 3'11 (2.41m x 1.19m)

Modern white suite comprising separate tiled shower cubicle with thermostatically controlled shower unit with wall mounted telephone shower attachment and drench shower head over; fitted sliding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; closed coupled wc; towel radiator; tiled floor; part tiled walls.

Outside

Spacious bitmac driveway providing parking for 2 cars.

Fully enclosed rear garden with paved decking area and artificial grass; side access for bins etc; enclosed oil fired boiler; garden shed; water tap; pvc oil storage tank.

Shed

10'0 x 6'0 (3.05m x 1.83m)

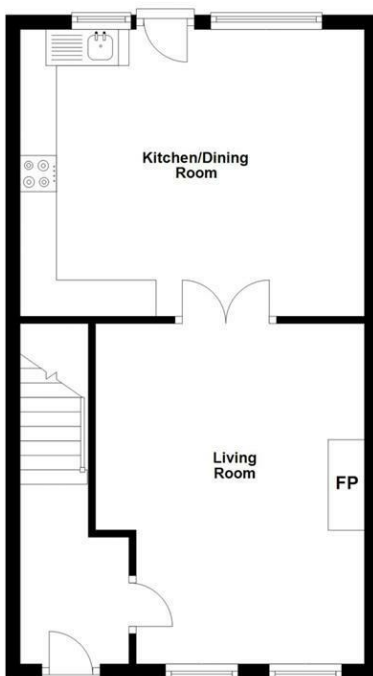
Capital / Rateable Value

£140,000. Rates Payable = £1171.24 per annum (approx)

Tenure

Freehold

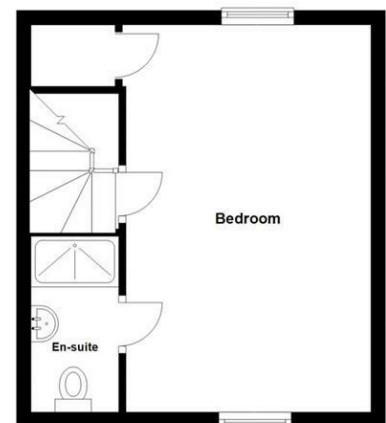
Ground Floor



First Floor



Second Floor



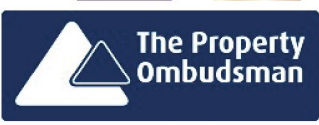
Photography and Floor Plans by houseflyni.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	70

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