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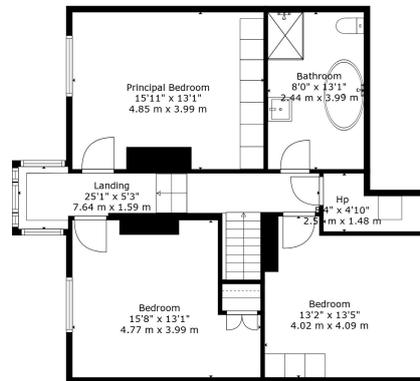
The Old Barracks **13 LURGAN ROAD**  
Aghalee BT67 0DD



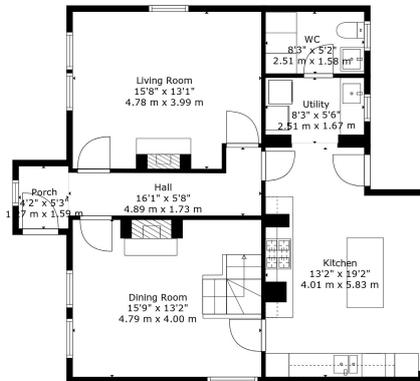
Offers around  
**£299,950**







Floor 2



Floor 1

**TOTAL: 1589 sq. ft, 148 m2**  
 FLOOR 1: 815 sq. ft, 76 m2, FLOOR 2: 774 sq. ft, 72 m2  
 EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m2, HP: 23 sq. ft, 2 m2, LOW CEILING: 40 sq. ft, 4 m2  
 WALLS: 130 sq. ft, 12 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	53 E
21-38	F		
1-20	G		

## Description

The Old Barracks is a fine detached residence, having a charming architectural appeal with its attractive hip roof and feature chimneys with a beautiful brick facade. The property enjoys its landmark setting at the heart of the beautiful and historic hamlet of Aghalee with its local shops and play park as well as the pretty tow path to the Broadwater and good road links to neighbouring towns and village including Moira with its train station and the M1 interchange for Belfast and the west.

The property has a wonderful interior for modern living, retaining the homely ambience of character property with all the appeal of some contemporary features including a stunning kitchen with a large feature window and patio doors.

**Undoubtedly a welcome addition to the current market, this is a truly unique opportunity not to be missed!**

Features:-

- Character residence with private gardens in a central village location
- Three generous bedrooms
- Attractive front door leading into the porch area and hallway. Feature tiled floor
- Living room with an attractive fireplace and an inset cast iron feature stove
- Dining room with an antique style cast iron decorative fireplace and a spindled staircase to the first floor accommodation. Feature wooden floor
- Stunning kitchen with a large feature window with sliding patio doors leading to a private walled garden at the rear. Beautifully fitted kitchen units with ample high and low cabinetry with a feature cooking area and space for a free standing range style cooker. Island unit with storage and breakfast area. Integrated dish washer. Feature granite work surfaces
- Separate utility room with fitted units and granite works surfaces. Space for a washing machine and dryer
- Downstairs WC with wash hand basin
- First floor landing with a beautifully styled conservatory bay
- Contemporary fully tiled bathroom with a free standing bath, WC and wash hand basin. Walk in shower cubicle
- Attached double garage
- Stunning and private gardens to the rear with feature pillars and gates at the side. Neat lawns and patio area with mature well planted floral borders. Spacious gravel driveway to the front and side
- Gas fired central heating
- PVC windows with new double glazed units



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