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**16 CLAREHILL ROAD**

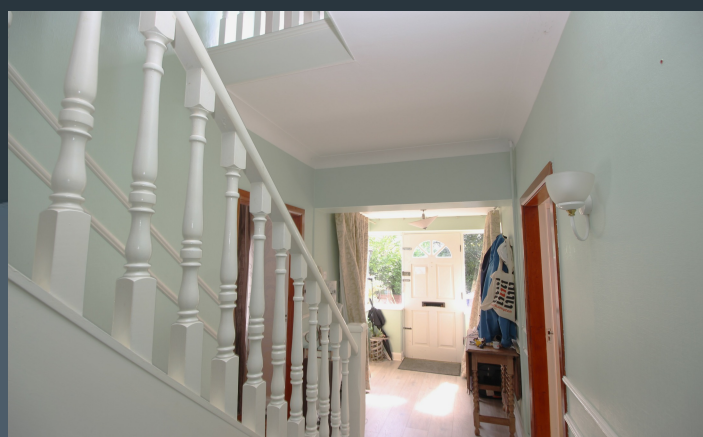
Moira BT67 0PB



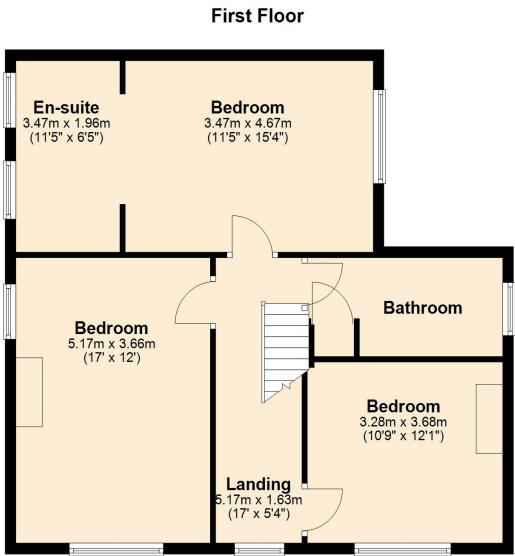
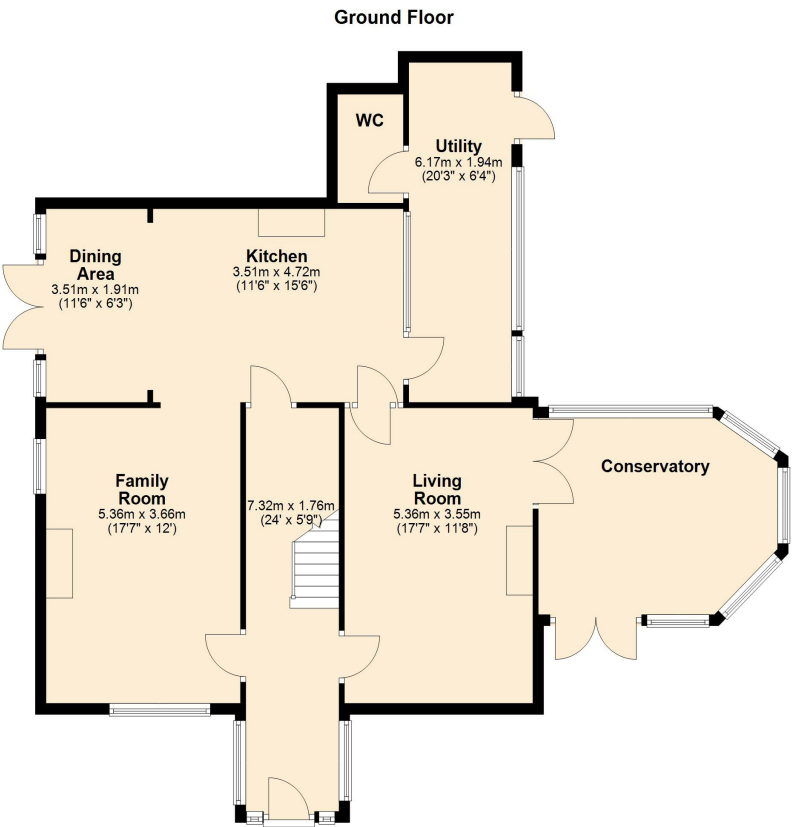
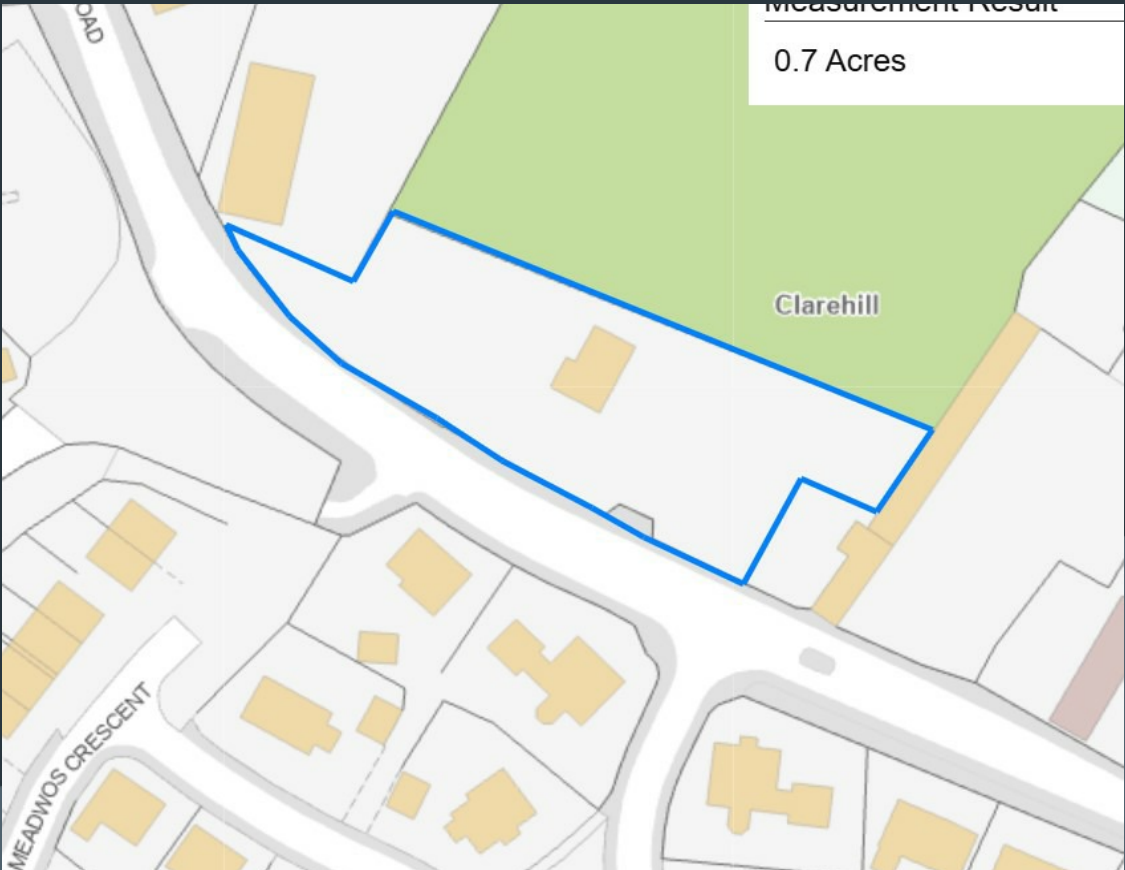
Offers Over  
**£595,000**











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Description

This very handsome detached dwelling occupies a truly magnificent setting on the attractive Clarehill Road, just on the outskirts of Moira's beautiful village and located next to Rowandale's brand new Integrated Primary School.

The property has a stunning garden, extending to approximately 0.7 acres, which may have potential for sites subject to planning permission and all necessary consents, however for those seeking that unique opportunity for a country style home with spacious garden, enjoying all the conveniences of Village life, this is definitely one to view and not to be missed.

## Features:-

- Handsome detached double fronted dwelling
- Three spacious bedrooms
- Spacious master bedroom with ensuite bathroom
- Bright entrance hallway with stairs to the first floor accommodation
- Living room with an attractive fireplace and french doors leading to the adjoining conservatory
- Family room with an attractive fireplace and open plan to the kitchen
- Spacious kitchen with ample high and low level units including an island unit with inset gas hob, cooking area with over mantle and a built in fridge/freezer
- Dining area with PVC double glazed double doors leading to the garden
- Utility room with fitted units
- Downstairs WC with wash hand basin
- Bathroom on the first floor with bath, WC and wash hand basin
- Beautifully designed entrance with brick built boundary wall and electric sliding gate
- Asphalt driveway, coach light and parking area
- Spacious lawns with an array of mature deciduous trees, fruit trees and ever green shrubbery
- Gas fired central heating



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