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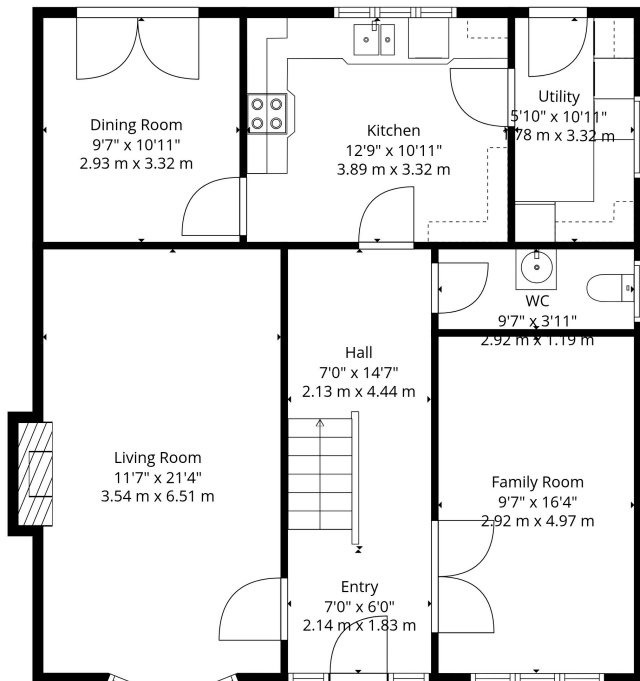
22 REGENCY DRIVE
Dollingstown BT66 7TZ



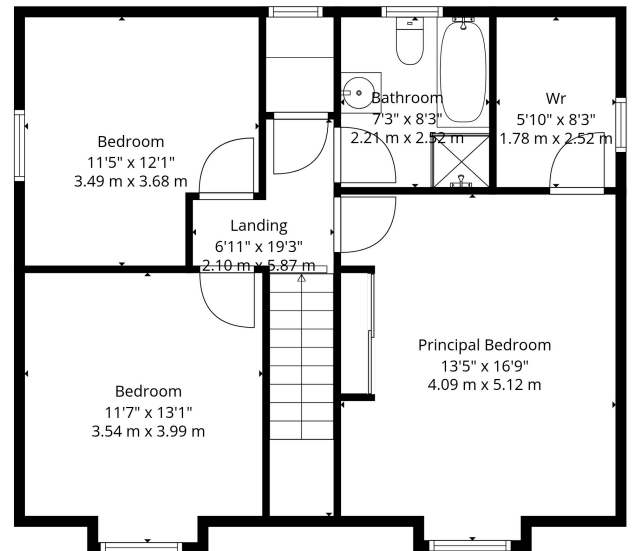
Offers around
£239,950







Floor 1



Floor 2

TOTAL: 1463 sq. ft, 136 m2

FLOOR 1: 860 sq. ft, 80 m2, FLOOR 2: 603 sq. ft, 56 m2

EXCLUDED AREAS: UTILITY: 64 sq. ft, 6 m2, FIREPLACE: 7 sq. ft, 1 m2, WR: 48 sq. ft, 4 m2, LOW CEILING: 63 sq. ft, 6 m2, WALLS: 112 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	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

A very attractive and stylish detached Tudor style chalet bungalow, nestling within a much admired and residential development of similar homes, located just off the Belfast Road and convenient to the local amenities of Dollingstown, yet convenient by car or bus services to neighbouring towns and villages including Lurgan and Moira with the M1 interchange.

The interior floor plan has a wonderful opportunity for alternative layouts which will undoubtedly appeal to a wide spectrum of potential purchasers including the family market in particular.

The property has been well maintained to include new PVC double glazed front door units, new PVC double glazed french style doors to the rear and a conversion to gas fired central heating. A spacious driveway can accommodate multiple cars - Viewing a must!

Features:-

- Stylish 'Tudor' style detached chalet bungalow in a residential setting
- Three or four bedrooms, two or three reception rooms
- Bright and spacious hallway with a new PVC double glazed front door and matching side panels, spindled staircase to the first floor landing
- Downstairs cloak room with WC and pedestal wash hand basin
- Spacious living room with an attractive fireplace and bow window
- Separate family room or bedroom 4 of required
- Kitchen with a good range of fitted high and low level kitchen cabinetry. Built in oven and inset hob. Extractor fan above. Space for a dish washer
- Dining room with replacement PVC double glazed double doors to the garden
- Separate utility room with fitted high and low level units including space for a washing machine and space for a dryer
- Bathroom on the first floor with a traditional style suite including a free standing roll top bath, WC and wash hand basin. Separate shower cubicle with shower fitment
- Detached garage with garage door and separate service door
- Gas fired central heating
- PVC double glazed windows
- Tarmac driveway
- Neat garden to the front and rear laid out in lawns. Patio area to the rear



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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