

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



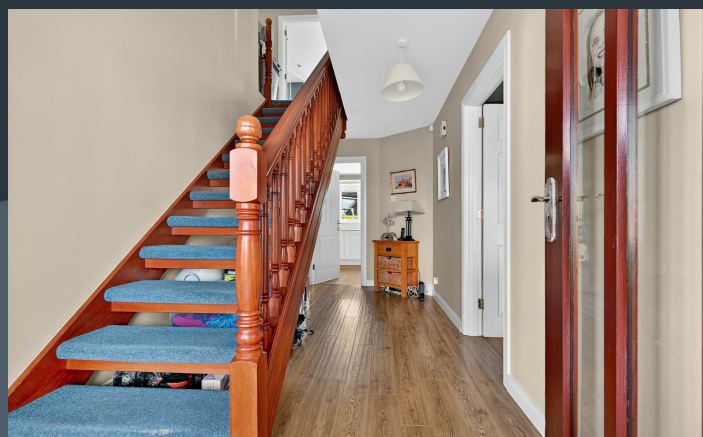
**18 BERWICK VIEW**

Moira BT67 0SX

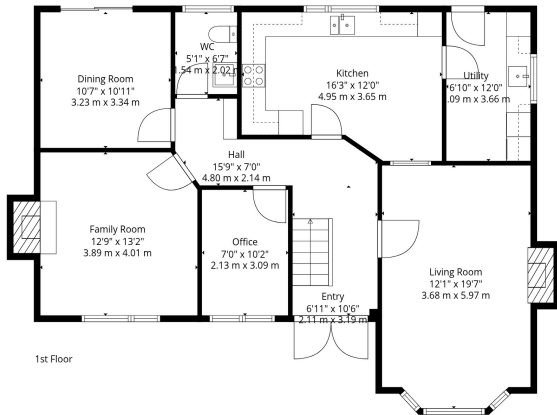
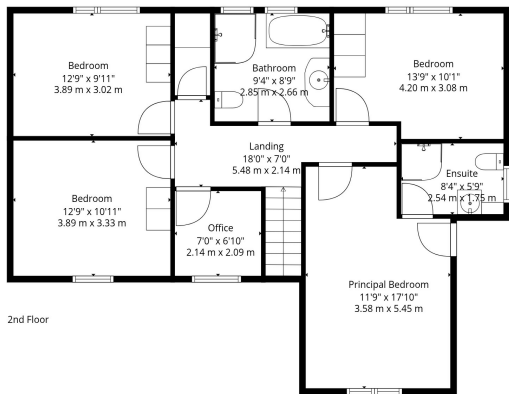
Offers around  
**£399,950**











**TOTAL: 1764 sq. ft, 164 m2**  
1st floor: 975 sq. ft, 91 m2, 2nd floor: 789 sq. ft, 73 m2  
EXCLUDED AREAS: UTILITY: 82 sq. ft, 8 m2, FIREPLACE: 21 sq. ft, 2 m2, LANDING: 101 sq. ft, 9 m2, LOW CEILING: 37 sq. ft, 4 m2, WALLS: 138 sq. ft, 13 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Description

This very deceptive detached chalet bungalow provides wonderfully spacious interior accommodation, which has the unique flexibility for alternative layouts and will immediately appeal to a growing family seeking an adaptable home in a mature residential and convenient setting.

The property is full of warmth and personality from its beautiful presentation, carefully updated and modernised over the years to not only withstand the rigours of modern living but to feel cosy and homely on demand.

The Village of Moira is renowned for its community spirit, its quality primary schools and its array of eateries. Excellent road networks and transport facilities will provide accessibility for commuters. Viewing a must!

## Features:-

- Stylish detached family residence
- Four or five bedrooms
- Principal bedroom with ensuite shower room
- 1<sup>st</sup> floor study
- Ground floor study or bedroom 5
- Bright hallway with stairs to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Living room with an attractive fireplace and bay window
- Separate family room with a feature fireplace
- Dining room with sliding doors to the rear garden
- Contemporary style kitchen with ample high and low level units, finished in a modern shaker style. Built in double oven inset hob and extractor fan above, built in dishwasher. Deckton work top and splash back
- Separate utility room with ample high and low level storage units including space for appliances. PVC double glazed rear door
- Detached garage
- Neat, spacious gardens laid out in lawns with patio areas to the rear, bespoke barbeque housing and detached timber built insulated summer cabin with electric supply, PVC windows and doors
- PVC double glazed windows
- Oil fired central heating
- Cul-de-sac location



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.

**stewart** estate agents | 34a Main Street, Moira. BT67 0LE

