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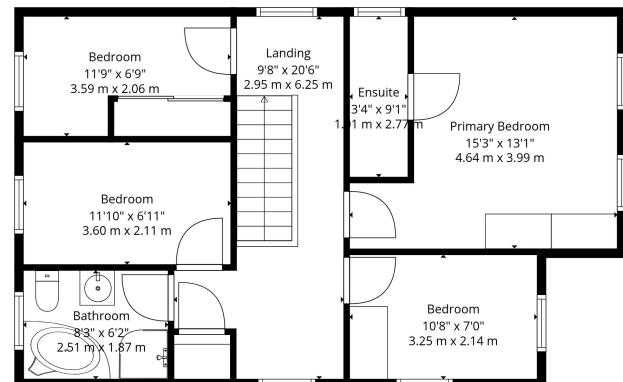
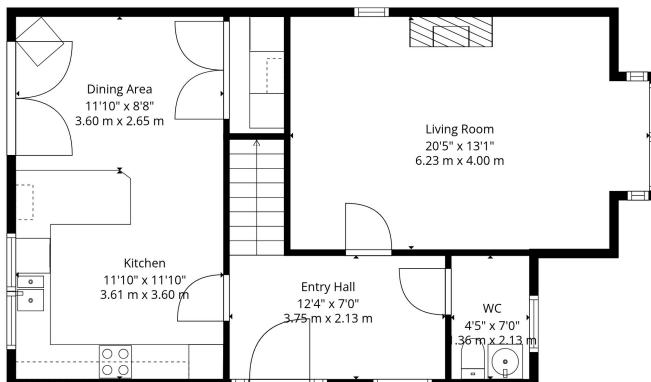


## **8 BROOMHILL GROVE**

Ballymacbredan Road Magheralin BT67 0GY

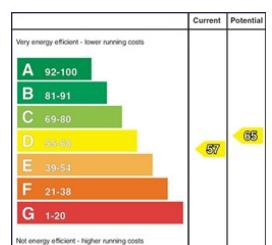
Offers over  
**£229,950**





**TOTAL: 1334 sq. ft, 124 m<sup>2</sup>**  
1st floor: 674 sq. ft, 63 m<sup>2</sup>, 2nd floor: 660 sq. ft, 61 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 112 sq. ft, 10 m<sup>2</sup>

Sizes And Dimensions Are Approximate. Actual May Vary.



## Description

A wonderful opportunity to purchase a four bedroom detached residence, enjoying a small cul-de-sac setting just off the Ballymacbredan Road and close to St Patricks Primary School and St Michaels GAC. The main Belfast Road provides a great opportunity for commuters travelling to neighbouring towns and villages with regular 51 bus services. Magheralin Village has local amenities as well as Maralin Primary School.

The property has a bright and airy interior including a spacious hallway and downstairs cloak room with WC, a generous living room with bay window and an open plan kitchen with dining area as well as a very practical utility cupboard. A four bedroom layout will appeal to a growing family or to those needing a fourth bedroom to work from home. Viewing a must!

## Features:-

- Stylish detached residence
- Four bedrooms, master bedroom with ensuite shower room
- Bright hallway with stairs to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Spacious living room with walk in bay window and feature fireplace
- Open plan kitchen and dining area including a good range of high and low level units including a built in fridge/freezer, built in oven and inset hob and extractor fan above. Tiled floor. PVC double glazed double doors to the rear garden area. Built in utility cupboard with space for a washing machine
- Bathroom on the first floor with a modern white suite including a bath, WC and wash hand basin. Separate shower cubicle.
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway and tarmac rear garden area for low maintenance



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.