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43 NEW FORGE ROAD

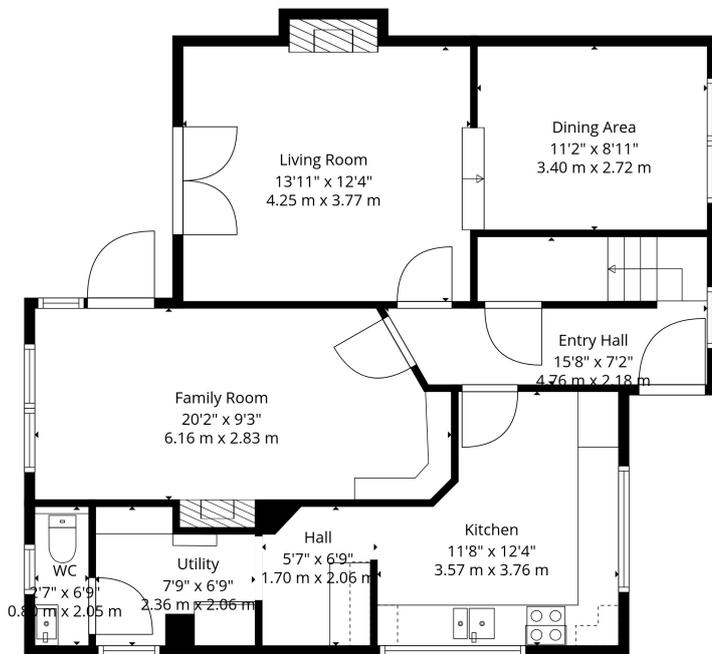
Magheralin BT67 0QL



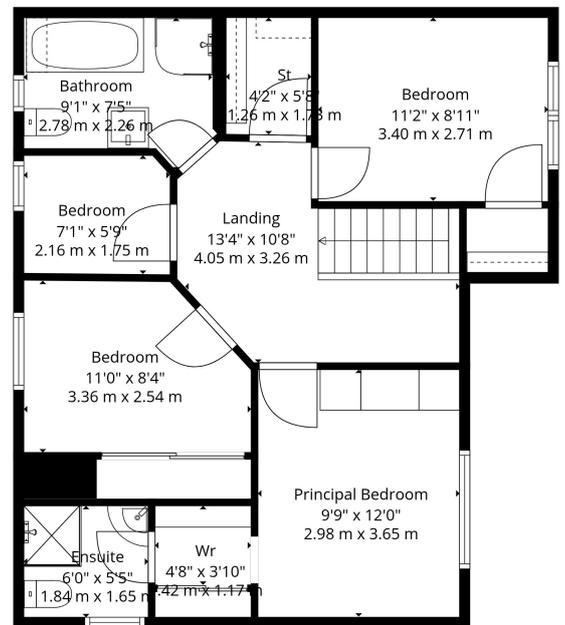
Offers around
£339,950







1st Floor



2nd Floor

TOTAL: 1426 sq. ft, 132 m2
 1st floor: 758 sq. ft, 70 m2, 2nd floor: 668 sq. ft, 62 m2
 EXCLUDED AREAS: UTILITY: 47 sq. ft, 4 m2, FIREPLACE: 6 sq. ft, 1 m2, WALLS: 110 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		41 E
21-38	F	30 F	
1-20	G		

Description

This truly remarkable and exclusive detached residence enjoys a wonderful setting on the New Forge Road, convenient to the local village amenities, as well as Maralin Village Primary School and to good local road networks to neighbouring towns and villages.

The property has a stunning interior presentation, reflecting the good taste and meticulous eye of the present owners who have created a magnificent home for modern living, having a practical configuration of rooms which will appeal to a wide spectrum of potential purchasers including the family market in particular.

An ideal opportunity for those seeking a more individual home on a more secluded yet convenient setting. Viewing a must!

Features:-

- Stunning detached residence with detached garage
- Four bedrooms or three bedrooms and a study
- Master bedroom with ensuite shower room and dressing room
- Entrance porch with an attractive front door leading into the hallway with a spindled staircase to the first floor accommodation. Cloak cupboard under stairs
- Elegant open plan living room with a raised dining room, having a beautiful solid wooden floor through to the dining. Stunning feature fireplace with an inset and hearth
- Separate family room with an attractive brick fireplace and an attractive wooden floor
- A beautifully fitted kitchen with a good range of storage cabinets including a modern style oven and inset hob with extractor fan above. Built in dishwasher.
- Separate rear hallway and utility area
- Downstairs cloak room with WC and wash hand basin
- Beautiful contemporary style bathroom with a free standing bath, WC and wash hand basin. Shower cubicle with a fitted shower fitment. Partially tiled walls with feature tiles
- Detached garage, presently used as a studio. Existing garage door and separate service door
- PVC double glazed windows
- Oil fired central heating
- Beautifully maintained gardens to the front and rear laid out in neat lawns. Tarmac driveway and parking area. Attractive boundary front wall with wrought iron railings and matching gates. Patio area to the rear for summer entertaining



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.