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39 MONREE ROAD
Donaghcloney BT66 7LZ

Offers around
£499,950







Description:

This handsome and very elegant detached country home enjoys this truly magnificent rural setting, cloaked in the natural beauty of its leafy surroundings, yet convenient to the delightful cricketing village of Donaghcloney as well as the main Dromore Road for Lurgan and Dromore with its A1 commuter corridor for Newry and the south.

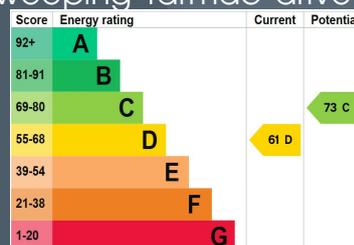
The property will reveal its voluminous interior living space from its practical layout and striking elevations including an open plan kitchen and dining room with its adjoining vaulted family room with access to the rear gardens, taking in the beautiful rural backdrop. For those seeking a little extra accommodation, a spacious first floor studio has a modern fitted kitchen, which will indeed lend itself as an annexe or an office to those working from home.

A beautiful entrance and sweeping driveway sets an all important first impression to a fine country residence with spacious gardens and will therefore appeal to discerning purchasers seeking an exclusive home for modern living.

Viewing a must!

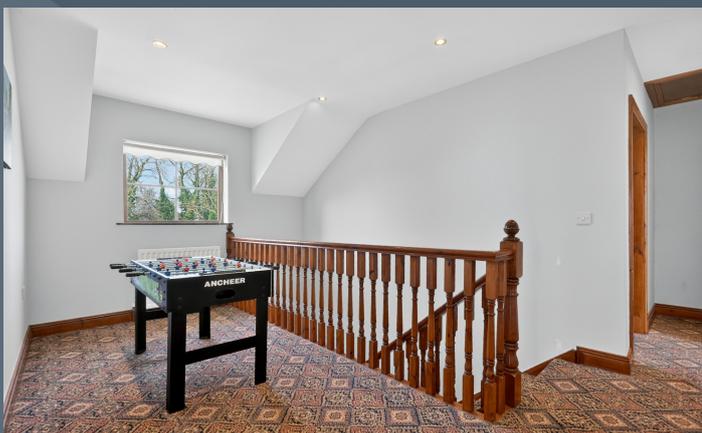
Features:

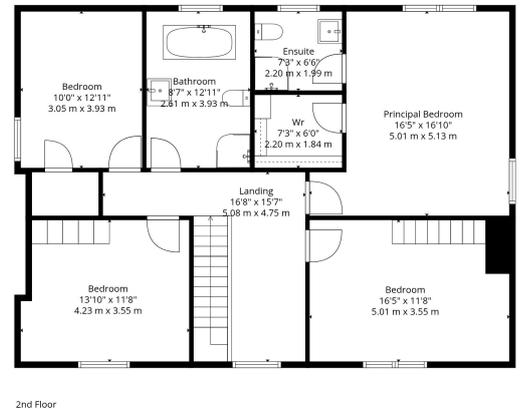
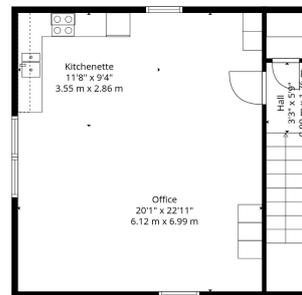
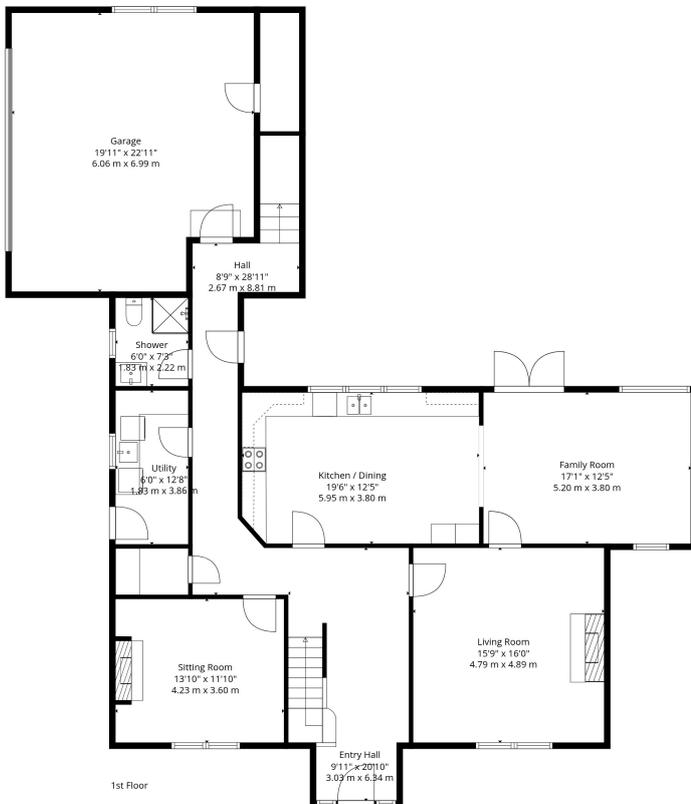
- Exclusive detached country style residence with an adjoining garage block with annexe room above
- Spacious entrance hallway with an attractive front door and fan light and a spindled staircase to the first floor gallery landing. Inner hallway leading through to a cloak room, utility room, downstairs shower room, adjoining garage and stairs leading to the studio annexe above
- Bright and spacious living room with an attractive fireplace with inset cast iron stove and feature beam mantle above. Connecting door leads through to the vaulted family room at the rear
- Family room with an attractive vaulted ceiling and feature picture window and PVC double glazed double doors leading to the rear gardens
- Separate sitting room with an attractive wooden fireplace with cast iron inset
- Contemporary style kitchen with wonderfully designed fitted kitchen cabinetry providing an excellent range of storage cabinets, which includes a built in dish washer. Glazed display cabinets. Basket drawers. Space for a free standing range style cooker. Extractor fan above. Inset sink unit. Tiled floor
- Separate utility room with a good range of fitted high and low level units, space for a washing machine and space for a tumble dryer. Sing drainer stainless steel sink unit
- Downstairs shower room with shower cubicle, WC and wash hand basin
- Bright and spacious gallery style landing
- Four generous bedrooms, master bedroom with ensuite shower room having a modern style suite including a shower cubicle, WC and wash hand basin
- Adjoining garage block with a spacious garage and garage door. Connecting door the the internal accommodation
- Separate first floor annexe room with a range of fitted kitchen units including a built in oven and hob
- PVC double glazed windows
- Oil fired central heating
- Spacious gardens laid out in neat lawns with a sweeping tarmac driveway and parking areas. Attractive entrance



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.







TOTAL: 3069 sq. ft, 285 m2
 1st floor: 1378 sq. ft, 128 m2, 2nd floor: 1691 sq. ft, 157 m2
 EXCLUDED AREAS: UTILITY: 76 sq. ft, 7 m2, GARAGE: 432 sq. ft, 40 m2, WALLS: 262 sq. ft, 25 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

