

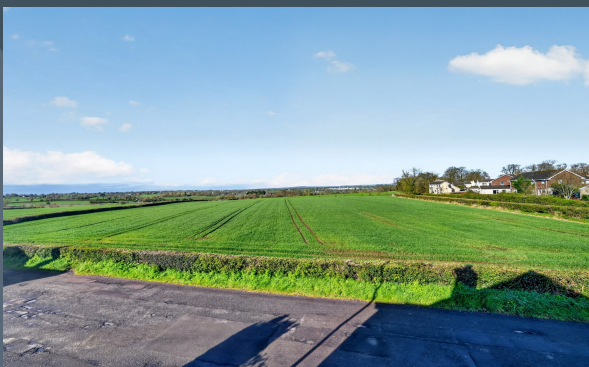
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## 42 LANGTRY LODGE

Moira BT67 0GT



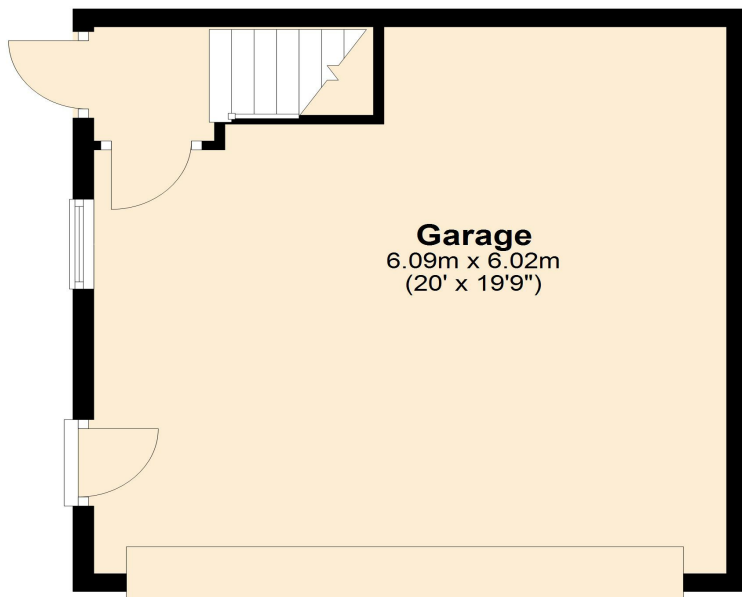
Offers around  
**£545,000**



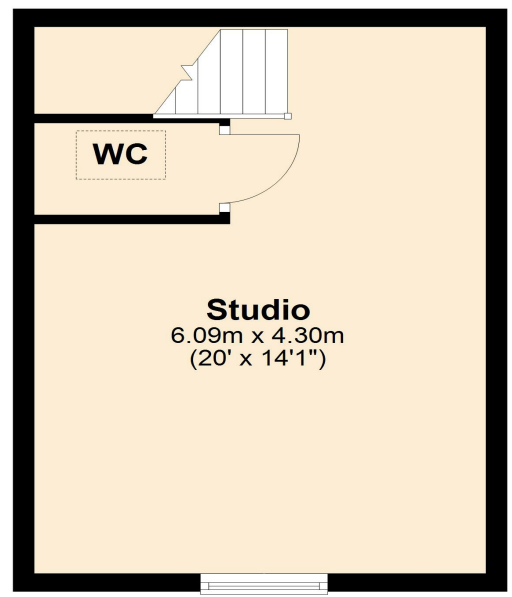




**Ground Floor**



**First Floor**



## Description:

This truly magnificent and exclusive detached residence takes a prime position at the entrance of a much admired and highly desirable development of quality homes and enjoying a rural outlook on the Backwood Road. The property is located on the edge of Moira's beautiful village, convenient to all the local amenities as well as Moira Primary School and Moira Demesne, Rowandale Integrated Primary School and good road networks and transport facilities to other provincial towns and villages.

For those seeking a more practical home within the village setting, this will immediately appeal for its exceptional standard of finish, simply reflecting the meticulous eye of the present owner who has carefully considered the rigours of modern day life for a more overarching living experience.

A detached garage with studio above presents an opportunity for a home gym or a separate home office. All in all, a luxury and spacious family home in a beautiful village setting.

Viewing a must!

## Features:

- A highly exclusive detached residence, extended from the original during construction to the present owners exacting specifications
- Four generous bedrooms. A luxury master bedroom with a contemporary style ensuite shower room including a shower cubicle, WC and vanity wash hand basin. A spacious dressing room with double doors leading from the bedroom. Internal fittings not included
- Bedrooms two and four with exclusive fitted bedroom units
- Stunning entrance hall with an attractive double glazed panelled composite front door and double glazed side lights, leading into a spacious hallway with a spindled staircase to the first floor gallery landing. Stylish tiled floor with a feature design
- Downstairs cloak room with a uniquely integrated WC and wash hand basin including storage cabinets. Tiled floor and partially tiled walls
- Living room with a walk in bay window and exclusive fireplace including an inset and hearth. Stylish tiled floor. Glazed double doors lead through to the...
- Family room with an elegant sandstone fireplace surround and an inset Chesney multi fuel cast iron stove. Stylish tiled floor. PVC double glazed double doors to the rear garden
- Spacious kitchen with a wonderfully designed range of cabinetry having ample high and low level storage units. Corner cooking area and a built in oven and inset hob and an extractor fan above. Space for a dish washer. Built in microwave. Built in fridge. Feature tiled floor and partially tiled walls.
- Separate utility room / boot room with a range of fitted high and low level units including a space for a washing machine and space for a tumble dryer. Space for an upright freezer
- Family room with an antique slate fireplace surround and a cast iron multi fuel stove inset, tiled floor and picture rail
- Elegant landing with mahogany spindles. Hot press
- Beautifully designed bathroom with a stylish white suite in a contemporary style including a feature corner WC, bath, and vanity wash hand basin, walk in shower area with power shower and glazed shower screen. Feature tiled walls and floor
- Detached double garage with electric garage door. Sink unit. Plumbed for a washing machine. Separate external door to leading to the first floor studio or games room or an additional bedroom having a separate WC and vanity unit
- Neat gardens to the front and rear laid out in lawns with some mature trees and shrubbery, garden walls and gates enclose the rear garden from the driveway. Spacious brick paved driveway for parking
- PVC double glazed windows
- Oil fired central heating (Gas network available)
- Superfast broadband
- External Socket in front porch
- Roof space floored, accessed by a loft ladder. Light

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.

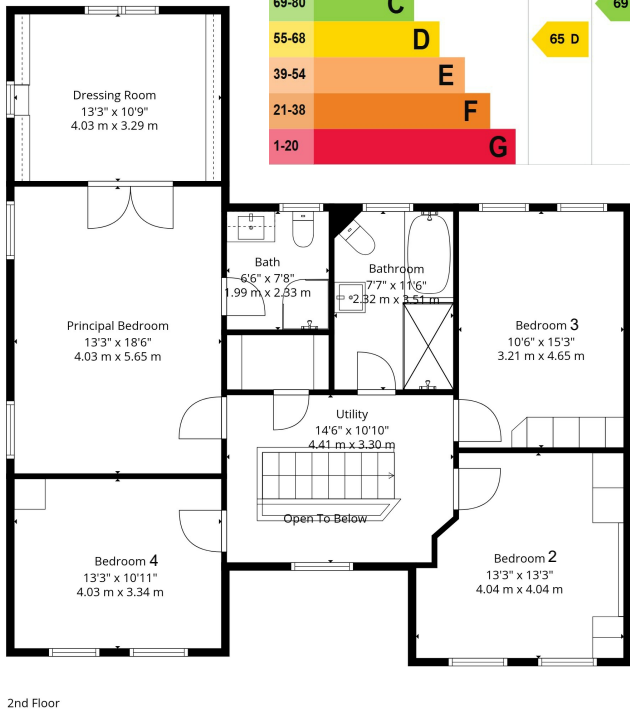
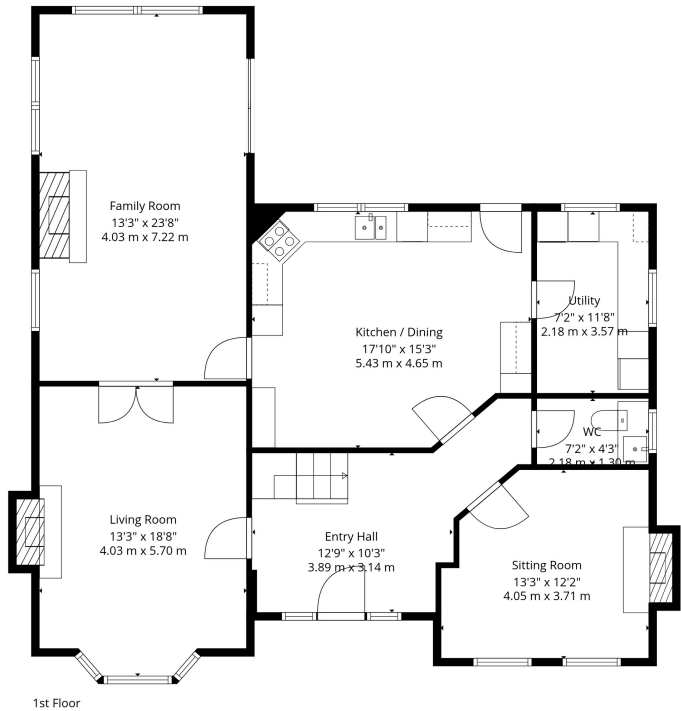




42 Langtry Lodge, Moira



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**TOTAL: 2227 sq. ft, 207 m2**  
 1st floor: 1176 sq. ft, 109 m2, 2nd floor: 1051 sq. ft, 98 m2  
 EXCLUDED AREAS: UTILITY: 231 sq. ft, 22 m2, FIREPLACE: 16 sq. ft, 2 m2, OPEN TO BELOW: 6 sq. ft, 1 m2, WALLS: 167 sq. ft, 15 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

