



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

8A Moneyslane Road

Moneyslane

Ballyward

BT31 9PT

Bedroom	3
Reception	1
Bathroom	3



Superb three bedroom semi detached home with panoramic views of the Mourne and surrounding countryside

Offers in Excess of : £189,500

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

TAKING YOU HOME

Welcome to 8a Moneyslane Road! This is the perfect first time buyers property, and is ideally located within easy reach of Banbridge, Katesbridge and surrounding areas. This attractive semi detached home has fabulous views of the Mourne Mountains from the front, and unspoilt countryside outlook to the rear. Step inside to the bright hallway and you can immediately tell this home has been well cared for with fresh paintwork and newly laid laminate flooring. The living room is front aspect and is well laid out with plenty of room for family and friends. The kitchen dining is open plan and benefits from a great range of high and low level storage units with integrated appliances. A utility and WC completes the ground floor. Upstairs you will find three great sized bedrooms, the master with en suite shower room. The family bathroom is also well proportioned and comprises of a four piece suite. The garden to the rear is laid in lawn, and the tarmac driveway to the front provides excellent parking. This sale is chain free for your convenience. Viewing is by appointment through the sales team.



- Recently constructed semi detached home with beautiful views of the countryside from every room
- Living room with views towards the Mourne Mountains
- Open plan kitchen dining with high and low level units
- Utility room and downstairs WC
- Three great sized bedrooms
- Family bathroom with corner bath and separate shower
- Generous tarmac driveway
- Oil fire central heating
- Chain free
- Private garden to the rear with unspoilt views of the countryside



### ENTRANCE HALL

Bright Entrance area with UPVC entrance door with glazed panel and glazed panel surround. Double panel radiator. Wood effect laminate flooring. Storage closet under stairs.

### LIVING ROOM

4.28m x 5.53m (14' 1" x 18' 2") (MAX)

Bright Entrance area with UPVC entrance door with glazed panel and glazed panel surround. Double panel radiator. Wood effect laminate flooring. Storage closet under stairs.

### KITCHEN DINER

4.94m x 3.57m (16' 2" x 11' 9") (MAX)

Excellent range of high and low level kitchen cabinets including larder style unit. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above, dishwasher and integrated fridge freezer. One and half bowl Stainless steel sink and drainage unit. Wood effect laminate flooring. Double panel radiator.

### UTILITY ROOM

1.56m x 2.68m (5' 1" x 8' 10")

Range of units including larder style unit. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Wood effect laminate flooring. Extractor fan. UPVC framed door with glazed panels giving access to rear garden.

### GROUND FLOOR WC

0.91m x 1.83m (3' 0" x 6' 0")

Dual flush WC and corner wash hand basin with pedestal. Tiled flooring and splashback. Extractor fan. Window providing natural light.

### FIRST FLOOR LANDING

Access to hot press. Access to attic via loft ladder. Power point. Window providing natural light.

### MASTER BEDROOM

3.98m x 3.88m (13' 1" x 12' 9")

Front aspect double bedroom with views towards Mourne



## ENSUITE

3.04m x 1.10m (10' 0" x 3' 7")

Shower enclosure with PVC panelled walls and mains fed shower. Dual flush WC and wash hand basin with vanity unit below. Single panel radiator. PVC panelled ceiling. Recessed lighting with integrated extractor fan. Fully tiled walls and flooring.

## BEDROOM TWO

4.27m x 3.70m (14' 0" x 12' 2") (MAX)

Rear aspect double bedroom. TV point for wall mounted TV. Double panel radiator.

## BEDROOM THREE

2.57m x 2.69m (8' 5" x 8' 10")

Front aspect bedroom. Built-in storage closet. TV point for wall mounted TV. Double panel radiator.

## FAMILY BATHROOM

2.80m x 2.57m (9' 2" x 8' 5")

Four piece bathroom suite comprising of large corner bath, dual flush WC, oversized wash hand basin with vanity unit below and separate shower quadrant with PVC panelling and mains fed shower. Vinyl flooring. Extractor fan. Double panel radiator.

## OUTSIDE

### FRONT

Tarmac driveway providing ample parking. Lawn area.

### REAR

Fully enclosed rear garden with gated access to driveway. Garden sown in lawn. Oil fired burner and oil tank. Outside tap and lighting.

