



## 20 Marlodge Drive, Off Ballykeel Road, Moneyreagh, BT23 6DB

**Asking Price £189,950**

Moneyreagh is a peaceful location on the outskirts of the city that enjoys a village atmosphere, yet is within 10 minutes drive of Belfast, surrounding towns and villages and also has many amenities situated close by, such as shops, schools and bus routes. The accommodation in this deceptively spacious home is both bright and spacious offering 3 good size bedrooms, lounge open to the dining area, as well as a modern fitted kitchen and a white shower suite. Well maintained throughout, this home should appeal to the many 1st time buyers / families looking to locate in a convenient and sought after cul de sac location. Externally there are low maintenance gardens to front and also to the rear, and off street parking for 2 cars that leads to the detached garage.

- Spacious semi detached home
- Lounge with archway leading to the dining area
- Deluxe 1st floor shower suite
- Double glazed windows and external doors
- Low maintenance gardens to the front and also to the rear
- Three good size bedrooms
- Modern fitted kitchen
- Oil heating ( Recently installed boiler)
- Off street parking / detached garage
- Cul de sac position

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

**The accommodation comprises**  
Pvc double glazed front door leading to the entrance hall.

#### Entrance hall



Tiled floor, under stairs cloaks.

#### Lounge / dining 13'7 x 11'9 (4.14m x 3.58m)



Laminate flooring, Archway to the dining area.

#### Dining room 10'3 x 9'9 (3.12m x 2.97m)



Laminate flooring, double glazed French doors leading to the rear gardens.

#### Kitchen 11'7 x 10'2 (3.53m x 3.10m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and oven, integrated microwave, plumbed for American fridge / freezer, plumbed for dishwasher, tiled floor.

#### 1st floor

Landing, hot press, roof space access.

**Bedroom 1 11'7 x 10'6 (3.53m x 3.20m)**



Laminate flooring.

**Bedroom 2 11'8 x 10'6 (3.56m x 3.20m)**



Laminate flooring.

**Bedroom 3 8'11 x 8'7 (2.72m x 2.62m)**



Laminate flooring.

**Shower room 9'8 x 7'4 (2.95m x 2.24m)**



Modern shower suite comprising walk in shower with Mira decor electric shower, low flush w/c, wash hand basin with storage below, wall mounted radiator, pvc panelled ceiling and recessed spotlights, Led wall mirror.

#### Outside

Tarmac driveway with off street parking leading to the detached garage.

#### Detached garage

Up and over door.

#### Front gardens



Low maintenance gardens to the front in loose stone with flower beds.

## Rear gardens

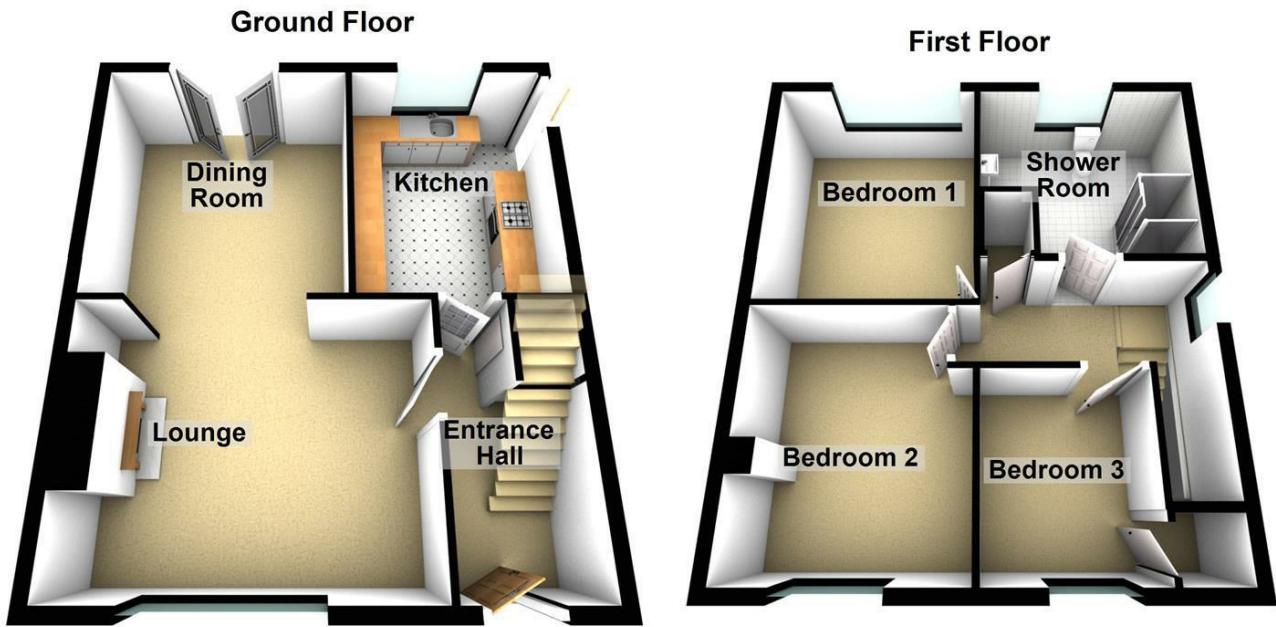


**Enclosed rear gardens with brick paved patio area and additional low maintenance artificial grass area. Boiler house housing oil fired boiler. Pvc oil tank, outside tap and light.**

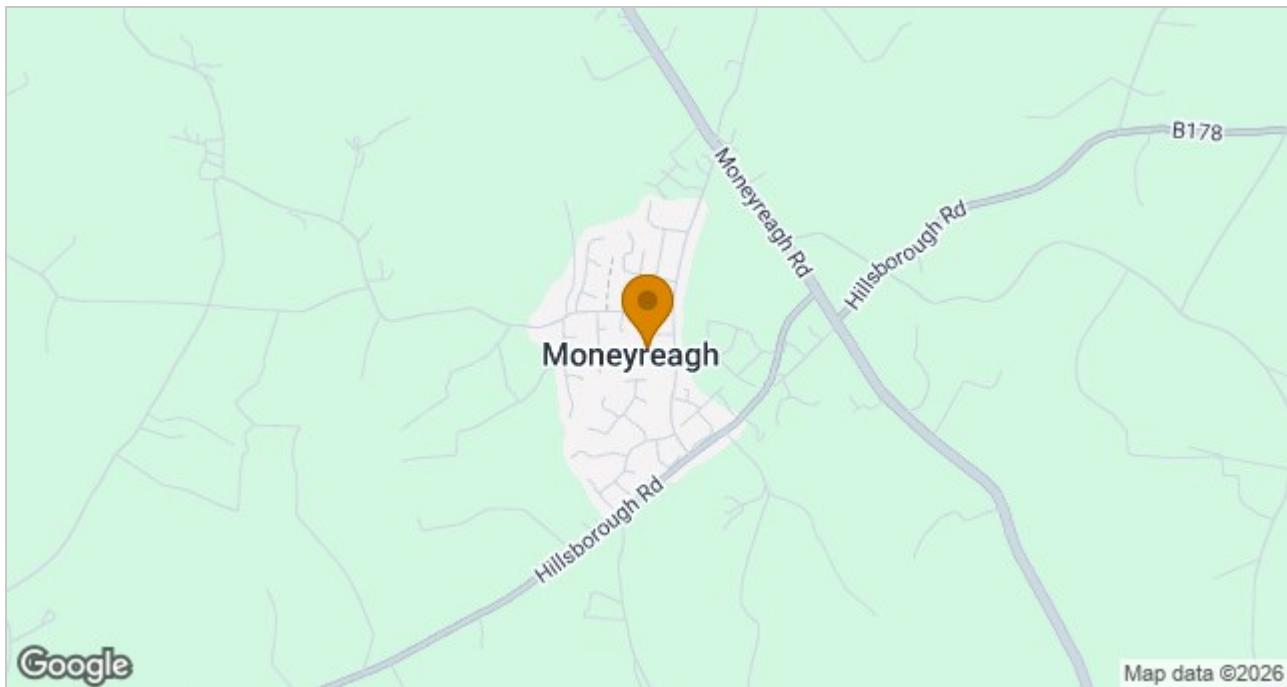
## Rear elevation



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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