



A charming thatched cottage full of character and potential, currently arranged as a one bedroom home with scope to create a second bedroom. Offering two inviting reception rooms, the layout provides flexible and comfortable living space. The kitchen features a traditional Belfast sink, while the bathroom is fitted with a three piece suite. The property benefits from oil fired central heating and double glazed windows, with some updating throughout, it could be a stunning and unique home.

Enjoying a delightful setting with a distinct countryside feel, the property offers the best of both worlds, peaceful surroundings while remaining conveniently close to the town and its amenities. Outside, there is a garage with potential for conversion with the relevant permissions and a useful outbuilding in need of updating, incorporating a kitchen area and separate WC, offering a range of possibilities. To the rear, the gardens provide a pleasant outdoor setting, ideal for relaxing or entertaining.

Offers Around
£195,000

31 Halfpenny Gate
Road, Moira,
CRAIGAVON,
BT67 0HW

Viewing by
appointment with
& through agent
028 9266 1700

Energy Rating	
Epc Type: Domestic	
Current: E43	
Potential: D55	
EPC Landmark Code: 0439-5528-4000-0642-8206	
Epc Certificate	
Very energy efficient - lower running costs	Current Potential
A 92-100	
B 81-91	
C 69-80	
D 55-68	
E 39-54	43
F 21-38	
G 1-20	



- Beautiful and charming detached thatched cottage
- Two reception rooms, both with fireplaces, one of which is a wood burning stove
- Fitted kitchen with Belfast sink and high and low level units
- Currently arranged as one bedroom but has scope to create second bedroom if required
- Dressing Room
- Bathroom with three piece suite
- Oil fired central heating
- Double glazed windows
- Gardens to rear in lawn overlooking the countryside
- Large outbuilding with kitchen area and wc
- Garage with potential for conversion if required

The Property Comprises:

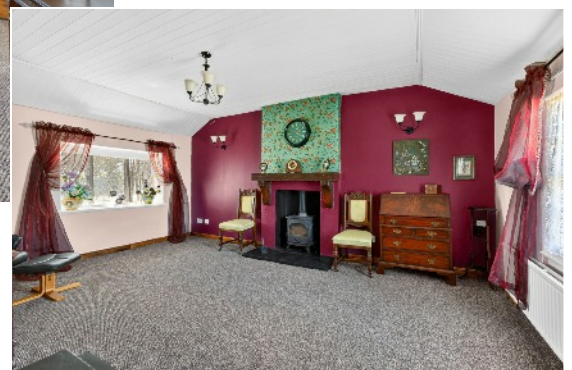
Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: 15' 1" x 7' 6" (4.6m x 2.28m) Slate tiled floor.



LOUNGE: 16' 5" x 10' 10" (5.01m x 3.29m) Wood burning stove, wooden hearth.



LIVING/DINING ROOM: 16' 7" x 13' 2" (5.06m x 4.01m) Feature fireplace, tiled floor.



KITCHEN: 14' 1" x 9' 3" (4.29m x 2.82m) Range of high and low level units, Belfast sink, oven with four ring hob, extractor fan, part tiled walls.



REAR HALLWAY: Hotpress.

BEDROOM (1): 13' 2" x 9' 3" (4.01m x 2.83m)



BEDROOM (2)/DRESSING ROOM: 13' 2" x 7' 3" (4.01m x 2.22m)

BATHROOM: Panelled bath, low flush wc, vanity unit with wash hand basin and mixer tap, tiled floor, half panelled walls.



Outside

Driveway parking to the side plus garage to the side. Small lawn area to front with spacious lawn to the rear with shed and large outbuilding. Outside lighting and water tap.

OUTHOUSE: Plumbed for washing machine.

GARAGE: 25' 4" x 12' 11" (7.72m x 3.93m)

SHED: Large room, kitchen area plumbed for washing machine, high and low level units. Low flush wc, pedestal wash hand basin.





Location:

Halfpenny Gate Road runs from the Meadow Road outside Moira towards Lisburn. Or from the Moira Road via Damhead Road.

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