



# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## **FOR SALE BY PRIVATE TREATY**

**Exceptional New 3 Bedroom Semi Detached Home Set In A Private Residential Development Within a Gentle Stroll To All Amenities of Maguiresbridge Village**



### **9 STATION PARK, MAGUIRESBRIDGE**

- Full Oil Fired Heating
- uPVC Double Glazed Windows & Doors
- 3 Spacious Bedrooms (Master With En-Suite) 2 Receptions
- High Quality Kitchen with Built in Appliances
- Fully Painted throughout
- Large Spacious site / short walk into the village

**ASKING PRICE: £165,000 Plus**

**VIEWING: BY APPOINTMENT WITH THE AGENT**

Number 9 Station Park Comprises a very Well Appointed New 3 bedroom Semi Detached Home Set In A Private Residential Development Within a Gentle Stroll To All Amenities of Maguiresbridge Village. The Property is just recently finished and offers a Full Turnkey Solution comprising, Fully Fitted Kitchen with Appliances, All Sanitary Ware, Fireplace, and Painting. (Flooring Required to Finish)

### **ACCOMODATION DETAILS**

**Entrance Hall:** 15'10'' x 7'9''. Understair's Storage. Open Spindale Pine Staircase Off. Telephone Point.

**Living Room:** 14'7'' x 12'4''. T.V. & Telephone Points. Bright Spacious Reception Room. Open Fire Place with Attractive Surround. French doors through to dining room.



**Dining Room:** 13'4'' x 10'5''. Bright Spacious Reception Room.



**Kitchen:** 12'0'' x 11'3''. Excellent range of Shaker Style high & Low-level units, laminate worktop & PVC doors. Built in Oven / Hobb with Ex Fan over, built in fridge freezer, dishwasher & washing machine. Breakfast Bar. Ample Dining Space.



**Separate W.C:** 5'10'' x 3'3''. High Quality White Suite Comprising of Close Coupled WC & Pedestal Wash Hand Basin.

## UPSTAIRS

**Bedroom 1:** 12'2'' x 10'5'' T.V. & Telephone Points. Large Built In Wardrobes.



**En-suite:** 8'6'' x 4'0''. High Quality White Suite Comprising of Pedestal Wash Hand Basin, Close Coupled WC & Separate Shower.

**Bedroom 2:** 11'3'' x 10'5''



**Bedroom 3:** 11'3'' x 8'6''

**Bathroom:** 7'9" x 8'6". High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin, Panelled Bath & Separate Shower. .

**Outside:**

- Large Spacious Rear Garden-Lawn With Patio Section + low maintenance Shrubbery, Spacious Front Garden-Lawn / Tarmac Driveway space for 3 cars
- Outside tap



**Services:** All Mains Services Installed.

N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER

**Mortgage advice available through our in-house Financial Adviser.**

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