



27 Mullaghboy Glen, Magherafelt, BT45 5GW
Offers Over £349,000



Features

- The subject property comprises a well-presented detached family dwelling situated within the highly sought-after Mullaghboy Glen development, a popular residential area on the outskirts of Magherafelt
- The location is particularly attractive due to its convenience, being within comfortable walking distance of the town centre, whilst also benefiting from a quiet, residential setting .
- Internally, the property offers well-proportioned and versatile accommodation.
- The ground floor includes a bright and spacious kitchen/dining area designed for modern family living, a large utility room along with separate W.C.
- There is a comfortable main lounge featuring an open fire, creating a focal point within the room, together with a separate sitting room.
- At first floor level, the property provides four well-sized bedrooms, all of which offer good proportions suitable for family use.
- The principal bedroom benefits from an ensuite shower room, while a separate family bathroom serves the remaining bedrooms.
- Externally, the property benefits from both front and rear garden areas which are laid partly in grass and partly in tarmac, providing a balance of amenity space and practical parking provision.
- To the rear, patio doors open onto a paved area, suitable for outdoor dining and general use.

Contact Us

Viewing By Appointment Only

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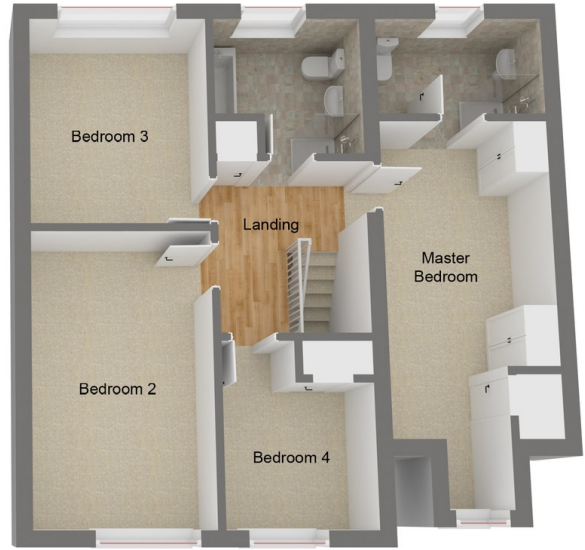
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Approximate Gross Internal Area = 171 sq m / 1839 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1287721)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.