



**51 Moneymore Road & Grounds , Magherafelt, BT45 6HF**  
Price On Application



## Features

- \*EXCELLENT POTENTIAL\* (FURTHER DEVELOPMENT OPPORTUNITY - SUBJECT TO PLANNING PERMISSION, ETC.)
- Situated with excellent frontage on the highly sought-after Moneymore Road, this detached residence occupies a generous site (Total area 0.378 acres approx), with potential.
- Property in sale extends to approximately 2,393 sq ft. approx.
- Ground floor - Entrance  
Porch/Hallway/W.C./Lounge/Livingroom/Diningroom/Kitchen/Utility/Sunroom/4 x Bedrooms/Shower Room.
- Lower Ground floor - Garage with additional 3 rooms. (Ideal granny flat/Gym/Playroom, etc.) (Subject to Planning).
- Externally, the property is approached via a tarmac driveway providing ample parking and turning space.
- Perfect location, being within walking distance of Magherafelt town centre, local shops, and well-regarded schools, while also offering excellent transport links to Cookstown and all major routes.
- This is a unique opportunity to acquire a substantial detached home on a prime site with significant potential in one of Magherafelt's most desirable settings.
- For further information or to arrange a viewing, please contact Burns & Co Estate Agents. 02879633719.
- Mapping size and property sq footage approx. only (Verification required).

## Contact Us

Viewing By Appointment Only

**028 796 33719**

[magherafelt@burnshomes.co.uk](mailto:magherafelt@burnshomes.co.uk)

Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

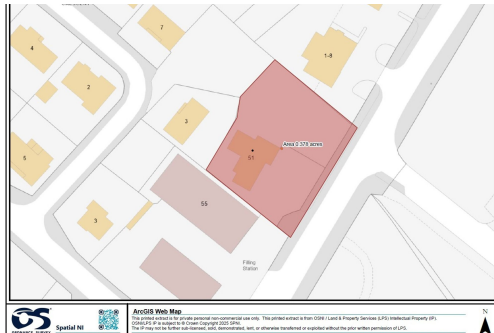
**51 Moneymore Road, Magherafelt**

Approximate Gross Internal Area = 167 sq m / 1794 sq ft  
Basement = 55.7 sq m / 599 sq ft  
Total = 222.7 sq m / 2393 sq ft



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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. (ID1299315)



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For further details on this property visit:  
[www.burnshomes.co.uk](http://www.burnshomes.co.uk)

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.