



## The Ardtara, 18 Plot 18 Blackberry Hill, Maghera

Fixed Price £219,950



### Features

- Blackberry Hill is a modern development of three and four bedroom contemporary homes in the heart of Maghera, well connected via excellent transport links and in close proximity to both the town centre
- The picturesque town of Maghera is the perfect location for young professionals and growing families.
- Blackberry Hill is a two minute walk from the town's excellent leisure and recreation facilities, and a five minute walk from the town centre which hosts a variety of boutique shops, eateries and
- With exemplary primary schools in close proximity and the award winning St. Patrick's College a three minute walk away, Blackberry Hill is exceptionally well located for first class education.
- Maghera's excellent transport links ensure a drive time of under 45 minutes to our two main cities and a less than 30 minute drive to the scenic Causeway Coast.

#### LUXURY TURNKEY SPECIFICATION:

##### KITCHEN & UTILITY:

- High quality kitchen with a choice of doors, worktops and handles
- Stainless steel sink with chrome mixer tap
- Recessed downlights to kitchen
- Integrated appliances including ceramic hob, electric oven, fridge freezer, dishwasher, washing machine / tumble drier (in utility)

##### BATHROOMS, EN-SUITES & WC:

### Contact Us

Viewing By Appointment Only

028 796 33719

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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).

# THE ARDTARA

Three Bed Semi-Detached Dwelling Area circa. 1190 sq ft



THE ARDTARA SITE PLAN



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.