



House Type 1, Mullagh Road, Maghera, BT46 5RH

Fixed Price £289,950



Features

- Stunning newly constructed detached dwelling set within an exclusive plot of just 2 No. homes on the convenient and popular Mullagh Road, Maghera.
- Located a stone's throw from the main A6 Glenshane Road and walking distance to all town amenities, shops and schools.
- The four bedroom/three reception detached dwelling extends to over 1,600 sq.ft. and comes with superb full turnkey finishings throughout.
- Traditional solid block construction with high quality sound proofing specification to flooring, roof and walls etc.
- Constructed to the highest/latest building control standards and with Architect Supervised 6-year warranty.
- 91B SAP energy rating with features such as: low energy lighting throughout; high efficiency condensing oil burner; high levels of insulation to walls, cavities and roof; etc.
- Money saving Photo Voltaic Solar panels to roof of house, reducing electricity bills, carbon emissions and allowing unused electric back to the grid.
- Open plan kitchen/dining/living area including: modern fitted units, worktops and a central island with breakfast bar; integrated fridge/freezer and integrated dishwasher.
- Four well-proportioned double bedrooms (master bedroom with en suite and a downstairs bedroom).
- Ample tarmac car parking areas for multiple vehicles to front of dwelling.
- Fibre optic broadband connection directly into the property.
- Full turnkey specification available on request.
- Viewings strictly by Private Appointment only.

Contact Us

Viewing By Appointment Only

028 796 42271

maghera@burnshomes.co.uk

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

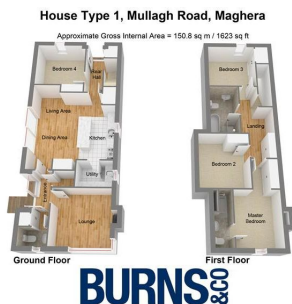
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Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft



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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. (ID1134718)



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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.