



Monlough Road, Saintfield,

**Offers in the region of
£325,000**



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Monlough Road, Saintfield, Ballynahinch, County Down

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We are delighted to present to the market this deceptively spacious detached home located on the Carryduff side of Saintfield, with Belfast less than 10 miles away. This home enjoys an excellent site with well tended gardens offering ideal space for summer entertaining and for children to play. The ground floor of the property consists of a bright reception hall, lounge, fitted Kitchen, drawing room, dining room, study, conservatory, bathroom, bedroom 1 with en-suite shower and one further bedroom. The first floor of the properties features two more spacious bedrooms. Off road parking is available on the driveway to the rear which also leads to the detached double garage and workshop. Suited to the growing family or home business owner we fully recommend early consideration of this property and viewings can be arranged with our sales team on (028) 9068 0420.

GROUND FLOOR

HARDWOOD FRONT DOOR

Glazed inset and side panel.

ENTRANCE PORCH

Laminate wooden floor. Glazed inner door to...

RECEPTION HALL

Cornice work. Glazed door to...

LOUNGE

5.03m x 3.68m (16'6" x 12'1")

Outlook to front. Fire place with marble surround and hearth. Cornice work.

FITTED KITCHEN

4.93m x 3.23m (16'2" x 10'7")

Range of high and low level units. Glazed display cabinets. Space for cooker. Concealed extractor fan. Space for fridge. Part tiled walls. Ample breakfast area. Door to rear.

DINING ROOM

4.55m x 2.97m (14'11" x 9'9")

Cornice work. Glazed double doors to...

DRAWING ROOM

6.22m x 4.01m (20'5" x 13'2")

Cornice work. Feature fireplace with mahogany surround, cast iron and tiled inset, slate hearth. PVC door to...

CONSERVATORY

4.67m x 4.34m (15'4" x 14'3")

Pleasant outlook over gardens. French door to patio area.

BATHROOM

2.36m x 2.31m (7'9" x 7'7")

Panel bath with antique style mixer taps and telephone hand shower. WC. Pedestal wash hand basin. Fully tiled walls. Hot press, copper cylinder, storage above.

BEDROOM 2

4.22m x 2.62m (13'10" x 8'7")

Outlook to rear. Cornice work.

MASTER BEDROOM

5.31m x 4.01m (At Widest.) (17'5" x 13'2" (At Widest.))

Outlook over fields.

EN-SUITE SHOWER ROOM

1.98m x 1.65m (6'6" x 5'5")

Cream suite comprising low flush WC, pedestal wash hand basin, built in shower cubicle with Aqualisa electric shower.

BEDROOM / STUDY

Outlook over garden. Accessed via reception hall.

FIXED STAIRCASE TO FIRST FLOOR

FIRST FLOOR

LANDING

Under eaves storage space.

BEDROOM 3

5.36m x 2.92m (17'7" x 9'7")

Velux window.

BEDROOM 4

3.20m x 2.95m (10'6" x 9'8")

Velux window.

OUTSIDE

Brick paviour driveway to ample parking space. Superb mature gardens in lawn, small trees, flowerbeds, hedging and patio area.

DETACHED DOUBLE GARAGE

6.76m x 6.25m (22'2" x 20'6")

Twin up and over doors. Power and light. Access to work shop.

GARDEN WORKSHOP

4.88m x 3.58m (16'0" x 11'9")

Includes WC and pedestal wash hand basin.

Garage / workshop has potential for conversion into living space, studio or home office.

DIRECTIONS

Monlough Road runs between the Tullyhubbert Road to the Ballyknockan Road. Nearby locations Ballygowan: c.3 miles Ballynahinch: c.8 miles Carryduff c.3.5 miles Comber c.7 miles



For full EPC please contact the branch

ENERGY PERFORMANCE CERTIFICATE

FLOOR PLAN

Not to scale. For illustration purposes only.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



