



New Build 6 Bedroom Detached House at 2 Drinagh Manor, Belfast, BT5 6ND



Asking Price £699,950

Telephone: 028 9059 5555
Website: www.simonbrien.com

6 BEDROOM DETACHED HOUSE (2,750 SQ FT)

SPECIFICATION

- Superb New Build Red Brick Detached Property
- Cul-De-Sac Location In An Established Exclusive Development
- Impressive Reception Hall With Gallery Landing
- Drawing Room Piped For Gas Fire Open Plan Kitchen, Living, Dining Area Opening Onto Rear Patio And Garden
- Utility Room And Separate WC
- Six Bedrooms Over Two Floors, Three With Ensuite Facilities
- Luxury Principal Suite With Dressing Room And Shower Room
- Family Bathroom With Bath And Separate Shower
- Offering A Quality Finish And Specification Throughout
- Close To Many Amenities And Transport Networks
- Overall High Specification Including:

KITCHEN

- Bespoke Contemporary Kitchen With Solid Worktop
- Branded Integrated Kitchen Appliances - Electric Oven, Hob, Extractor Fan, Dishwasher, Full Size Fridge
- Feature Lighting
- Stainless Steel Under Worktop Mounted Sink With Matching Mixer Tap

UTILITY

- High Quality Units And Worktops
- Integrated Full Size Freezer

BATHROOMS

- Contemporary White Sanitary Ware
- Fully Tiled Shower Enclosures
- Tiled Floor
- Splash Back Tiling To Hand Basins
- WC With Soft Close Function
- Heated Towel Rail

MISC. GENERAL

- Low Voltage LED Lighting To Kitchen/Diner/Living Area
- 5amp Sockets To Living Room
- USB Charging Sockets To Kitchen And Bedrooms
- High Efficiency Gas Boiler With High Output Radiators
- High Quality uPVC Framed Double Glazing
- Painted Internal Walls And Ceilings
- Painted Doors, Architraves And Skirting's
- Tiled Floor To Hallway, Kitchen/Dining/Living Areas, Utility, & WC
- Quality Carpet And Underlay To Living Room, Bedrooms, Stairs And Landings
- Seeded Garden To Rear
- High Quality Patio Area To Rear
- Front And Rear External Lighting
- Turnkey Finish Throughout
- 10 Year Warranty

SUMMARY

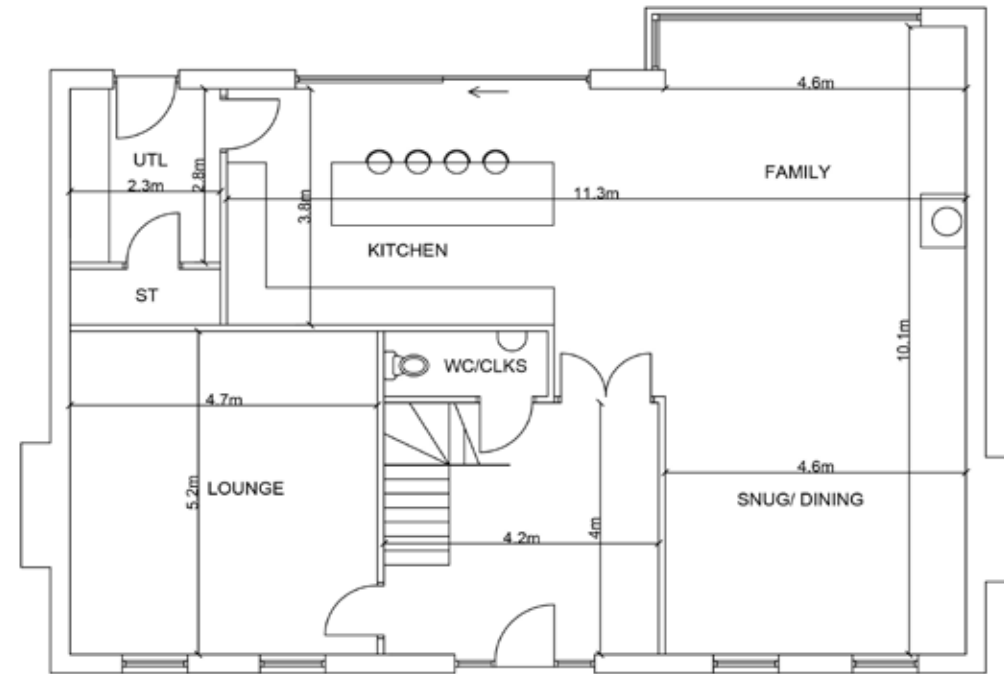
This exclusive development of seven luxury family homes is situated off the popular and very convenient Kensington Road, an area of exceptionally high demand within East Belfast. This property is the last remaining site to be built and offers an exceptional home in an exclusive location.

Situated just a short stroll from Shandon Park Golf Club, Cherryvalley and Ballyhackamore shopping amenities, within easy reach of the provinces leading senior and primary schools and a few minutes from the Outer Ring enabling easy access to Belfast City centre and all arterial routes.

Externally, the house is traditionally designed with classic elegant proportions with red brick and black slate roof, in keeping with the mature private location. Internally the home is designed with the free flow living in mind laid over three floors and extending to approximately 2,750 Sq Ft.

The accommodation comprises of, an impressive entrance hall open to a gallery landing, formal living room, open plan living, kitchen and dining, utility room and cloakroom with WC on the ground floor. The first floor offers four bedrooms (one with ensuite shower room and dressing area, main bathroom two sharing another connecting ensuite shower room. On the second floor are two further bedrooms and a shower room.

The interior is finished to an unrivalled specification that will suit the most discerning of purchasers.



PROPOSED GROUND FLOOR

ACCOMMODATION & FLOOR PLANS

GROUND FLOOR

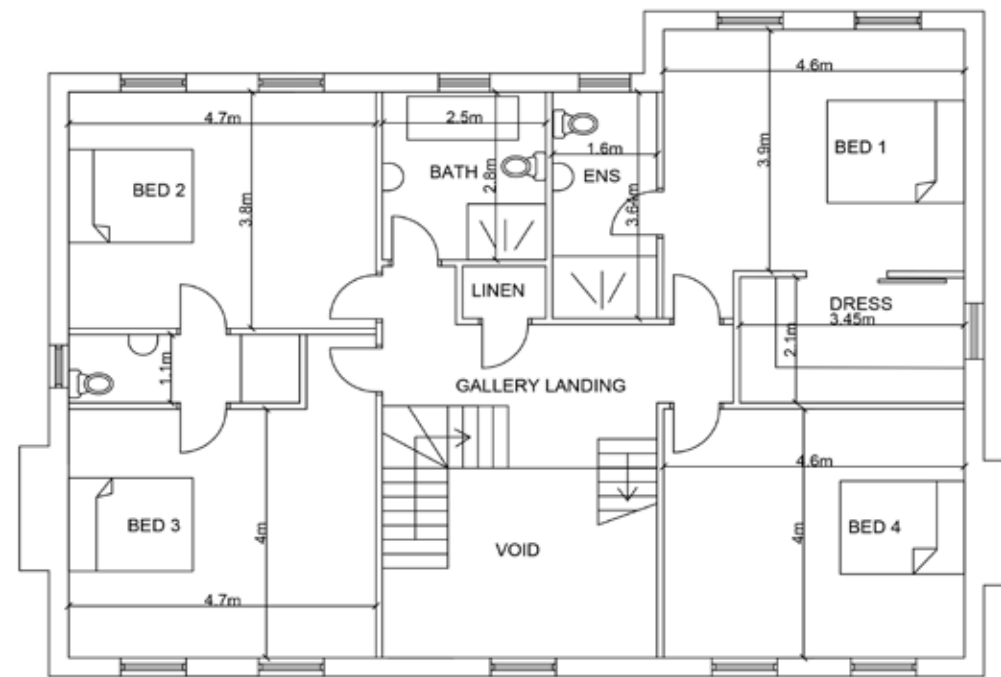
- ENTRANCE HALL: 13' 9" x 13' 1" (4.2m x 4m)
- LIVING ROOM: 17' 1" x 15' 5" (5.2m x 4.7m)
- WC:
- KITCHEN / LIVING / DINING: 37' 1" x 33' 2" (11.3m x 10.1m) (at widest points)
- UTILITY ROOM: 9' 2" x 7' 7" (2.8m x 2.3m)

FIRST FLOOR

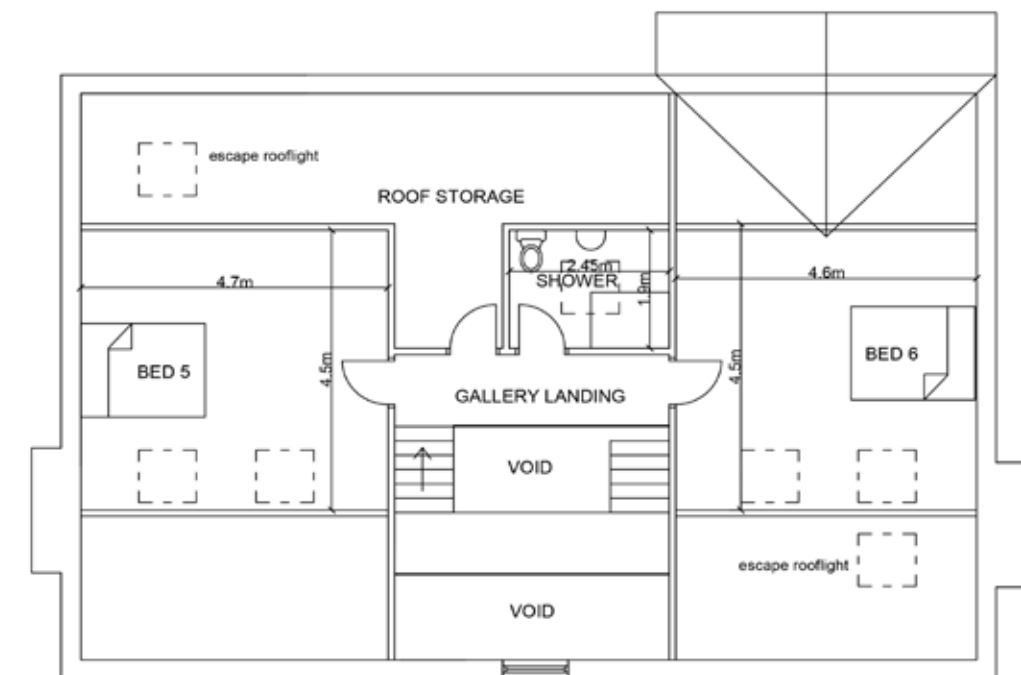
- MAIN BEDROOM: 15' 1" x 12' 10" (4.6m x 3.9m)
- DRESSING ROOM: 11' 4" x 6' 11" (3.45m x 2.1m)
- ENSUITE: 11' 11" x 5' 3" (3.64m x 1.6m)
- BEDROOM (2): 15' 5" x 12' 6" (4.7m x 3.8m)
- BEDROOM (3): 15' 5" x 13' 1" (4.7m x 4.0m)
- BEDROOM (4): 15' 1" x 13' 1" (4.6m x 4.0m)
- BATHROOM: 9' 2" x 8' 2" (2.8m x 2.5m)

SECOND FLOOR

- BEDROOM (5): 15' 5" x 14' 9" (4.7m x 4.5m)
- BEDROOM (6): 15' 1" x 14' 9" (4.6m x 4.5m)
- SHOWER ROOM: 8' 0" x 6' 3" (2.45m x 1.9m)

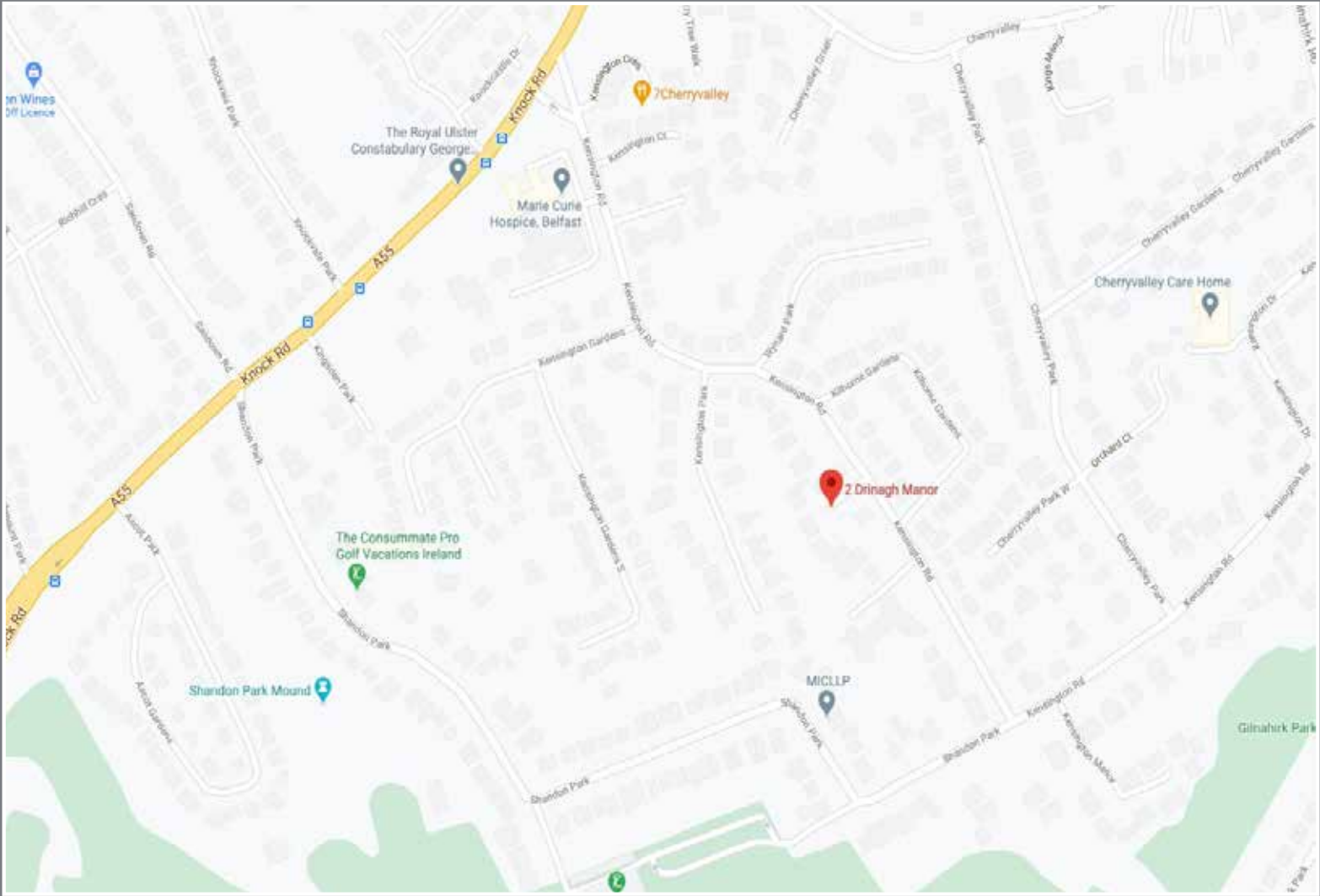


PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/H/21/SO



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 028 9066 8888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 028 9042 8989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 028 9059 5555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 028 9180 0700
E newtownards@simonbrien.com