

simon**BRIEN**
RESIDENTIAL

8A Massey Park,
Belfast, BT4 2JX



Asking Price £675,000

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KEY FEATURES

- A stunning detached family home situated in a superb location, on the doorstep of the impressive Stormont Estate
- Modern, state of the art interior finishes complimented by a spacious and well-designed layout
- Spacious open plan kitchen to dining to family area with a cast iron, wood burning stove and mature outlook over the garden
- Living room with granite fireplace and gas coal fire
- Separate family room
- Five well-proportioned and presented bedrooms (Two with ensuite shower rooms)
- Modern bathroom in white suite
- Ground floor W/C and utility room
- Detached garage and private driveway with ample parking
- Large mature rear garden laid in lawn with paved patio area
- Gas fired central heating and double glazing throughout
- Within close proximity of Ballyhackamore and Belmont, Stormont Estate and Cairnburn Park
- On the doorstep of a host of well-regarded amenities and providing ease of access to the main transportation routes to Belfast City, Bangor and beyond

SUMMARY

A beautiful and impressive detached property situated in a prime location just off Massey Avenue in the heart of Stormont. Providing the discerning purchaser with a stylish, spacious, contemporary family home on a private and well-maintained site. The quiet yet convenient location provides ease of access to both Ballyhackamore and Belmont, and their wide range of well-regarded shops, cafes and restaurants, and is on the doorstep of the superb Stormont Estate.

This stunning detached home is also within close proximity to a number of leading schools including Campbell College, Belmont Primary and Strathearn School. Exceptionally well-finished, this beautiful property comprises of an open plan kitchen/living/dining space with mature outlook opening onto the rear garden. The property further benefits from a spacious lounge, separate family room, ground floor W/C and separate utility room. The first floor comprises of five well-proportioned and presented bedrooms (Two with ensuite shower rooms).

Externally the property benefits from a beautiful mature rear garden with paved patio area ideal for al fresco dining and outdoor entertaining. Located in the heart of Stormont, in a quiet setting, an internal inspection is highly recommended to fully appreciate what this fine property offers.



THE PROPERTY COMPRISES:

GROUND FLOOR

Composite front door with glazed inset and top light, side light, leading to Entrance Porch.

ENTRANCE PORCH:

Ceramic tiled floor, glazed inner door and side panels leading to Entrance Hall.

ENTRANCE HALL:

Polished porcelain tiled floor, central staircase, storage under stairs, wall light wiring.





WC:

WC, wash hand basin, partially tiled walls, porcelain tiled floor.

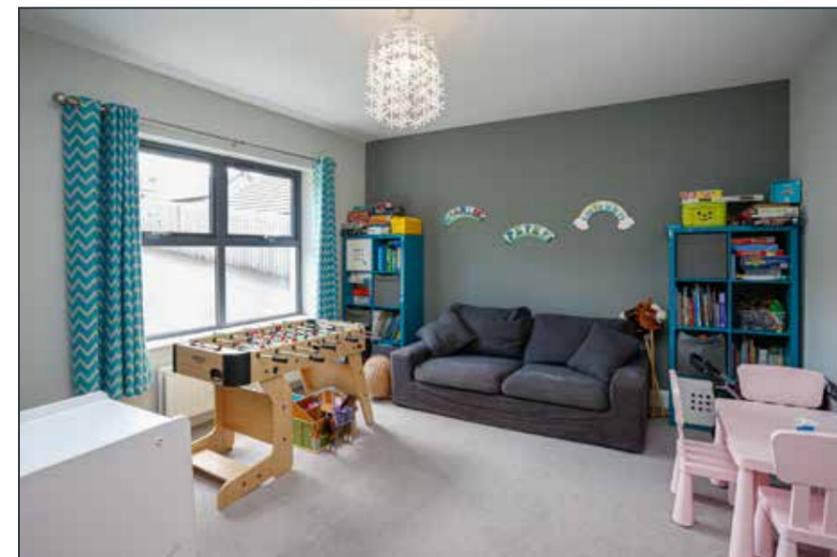
CLOAKROOM:

Hanging space, polished porcelain tiled floor.

LIVING ROOM:

19' 4" x 12' 10" (5.89m x 3.91m)

Granite surround fireplace with inset and hearth, gas coal fire.



FAMILY ROOM:
12' 11" x 12' 9" (3.94m x 3.89m)

OPEN KITCHEN/LIVING/DINING:

26' 11" x 19' 4" (8.2m x 5.89m) (To Max.)

Modern high gloss fully fitted kitchen with a range of high and low level units with stone worktops, integrated five ring gas hob, extractor fan above, tiled splashback, built in oven and combi microwave, pull out larder cupboard, integrated freezer, dishwasher, single drainer stainless steel sink and a half sink unit with Quooker tap, breakfast island with granite worktops, built in breakfast bar, low voltage spotlight, double glazed patio doors to rear garden, floor to ceiling contemporary radiator, open to ample dining and living space with feature picture windows, mature outlook and double glazed sliding doors to garden, low voltage spotlight, polished porcelain tiled floor, Morso cast iron wood burning stove with granite hearth, feature exposed brick wall.





**UTILITY ROOM:
12' 3" x 6' 5" (3.73m x 1.96m)**

Polished porcelain tiled floor, range of low level units, plumbed for washing machine, recess for tumble dryer, stainless steel single drainer sink unit with mixer taps, large built in cupboard, uPVC access door to side with glazed inset, cloaks area, excellent storage, gas boiler.

FIRST FLOOR

LANDING:

Airing cupboard, built in shelving, access to roofspace via Slingsby ladder, additional large built in storage cupboard.



BEDROOM (1):

17' 8" x 14' 5" (5.38m x 4.39m) (At widest points)

Dual aspect windows, vaulted ceiling, feature picture window with mature outlook.

DRESSING ROOM:

8' 10" x 6' 5" (2.69m x 1.96m)

Built in shelving and hanging space, sensed light.

ENSUITE SHOWER ROOM:

White suite comprising: Vanity unit with twin sinks with mixer taps and cabinets below, low flush WC, walk in shower cubicle with chrome overhead shower unit and additional attachment, porcelain tiled floor, partially tiled walls, low voltage spotlight.



BEDROOM (2):

12' 7" x 10' 10" (3.84m x 3.3m)

Mature outlook to rear garden.



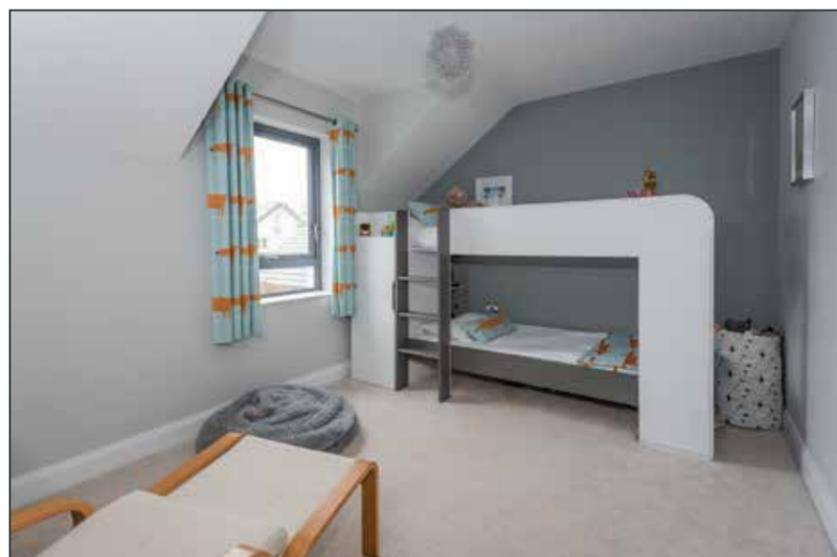


ENSUITE SHOWER ROOM:

White suite comprising: Low flush WC, wash hand basin with vanity unit below and chrome mixer taps, walk in shower cubicle with chrome overhead shower unit, additional attachment, fully tiled walls, tiled floor, chrome heated towel rail, mirror recess with LED light, low voltage spotlight.

BATHROOM:

White suite comprising: free standing bath with telephone hand shower, separate corner shower cubicle with additional telephone hand shower, chrome heated towel rail, wash hand basin with vanity unit underneath, low flush WC, partially tiled walls, recessed lighting, tiled floor.



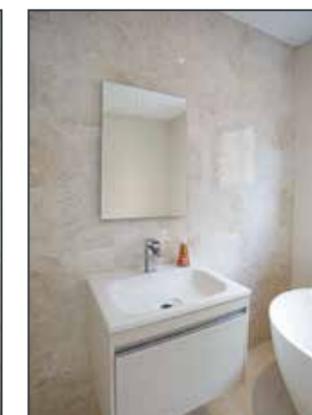
BEDROOM (3):
12' 9" x 9' 10" (3.89m x 3m)

Outlook to front.



BEDROOM (4):
12' 10" x 11' 0" (3.91m x 3.35m)

Outlook to front.





Glazed oak door to:

BEDROOM (5):
12' 6" x 8' 10" (3.81m x 2.69m)

Feature picture window to front, low voltage spotlight.



OUTSIDE

DETACHED GARAGE:
19' 6" x 11' 6" (5.94m x 3.51m)

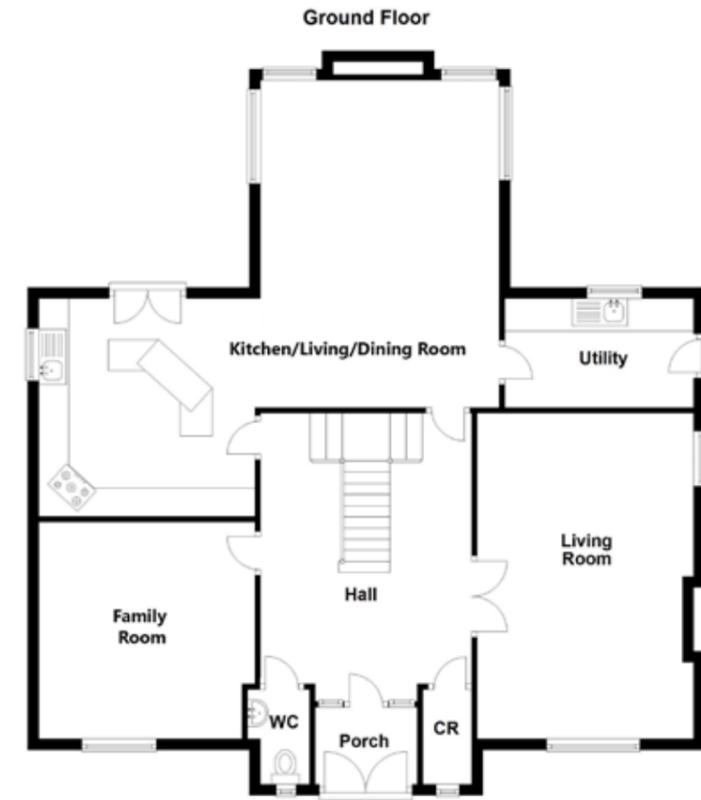
Electric roller shutter door, light and power, water tap to side.

Tarmac driveway with ample parking, large mature rear gardens laid in extensive lawn with paved patio areas, ideal for outdoor entertaining, beautiful mature aspect, mature trees. Security lighting.





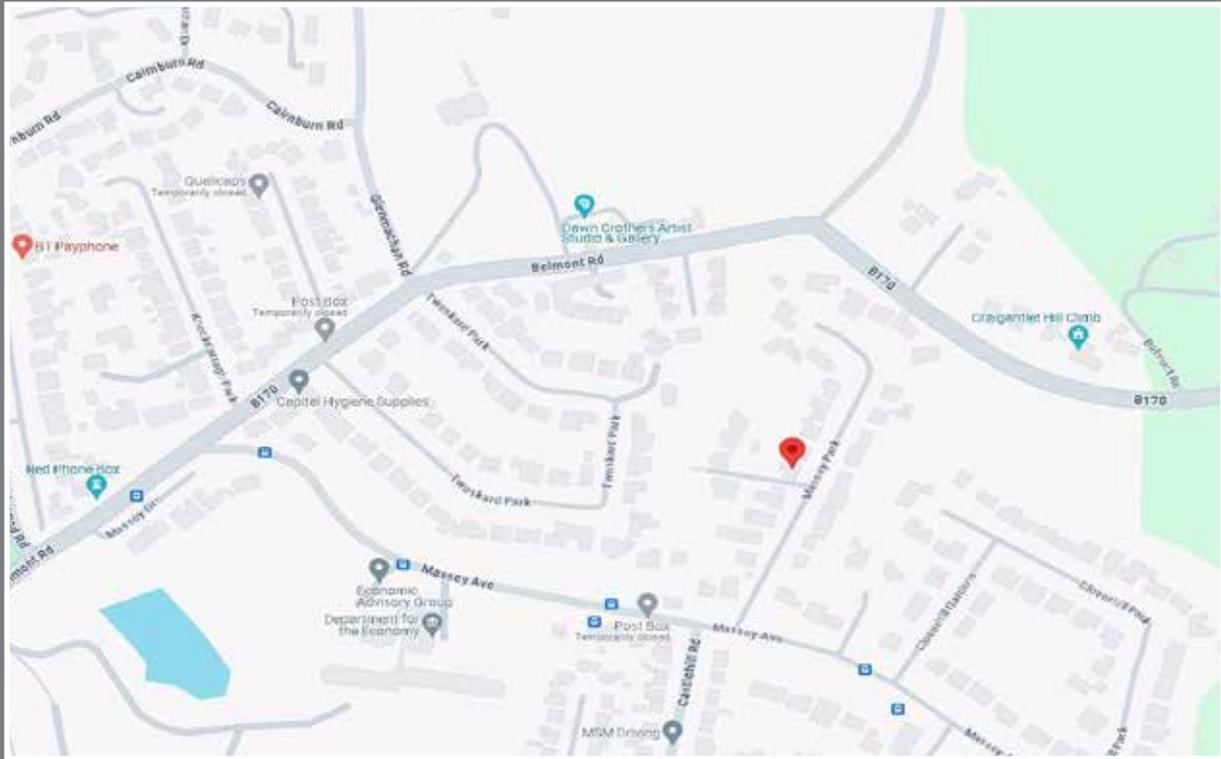
FLOOR PLANS



This plan is for illustrative purposes only.
Plan produced using PlanUp.
8a Massey Park, Belfast



Location



LOCATION: Travelling in Belmont Road turn right onto Massey Avenue, turn left onto Massey Park and No 8A is on the left hand side.

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.



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REF: TB/A/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2019-1082-0301-6494-3954

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