



30A QUARTERLAND ROAD, DUNDROD, BT29 4TU

- A Most Impressive, Private And Exceptionally Well Presented Detached Country Residence Occupying A Spacious Setting Of Approximately 2 Acres Within This Popular Rural Location Convenient To Both Belfast And Lisburn
- Bright And Spacious Reception Hall With Oak Effect PVC Double Glazed Entrance Door
- Cloakroom With Low Flush Suite
- Spacious Lounge/Dining Area With Wood Burning Stove And Solid Wood Floor
- Separate Family Room With Maple And Granite Fireplace
- Sunroom With Solid Wood Floor And Oak Effect PVC Double Glazed Double Doors
- Luxury Kitchen Area Open Plan To Lounge/Dining Area
- Large Utility With Integrated Double Belling Oven, Hotpoint Hob, Dishwasher And Washing Machine

PRICE: OFFERS IN THE REGION OF £369,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D66

REF:MK161020SR

- Four Good Sized Bedrooms (Two With Bathroom En Suite And Two With Shower Room En Suite)
- Long Private Driveway With Gated Entrance With Double Gates / Extensive Gardens To Front, Side And Rear Laid In Lawn
- Oil Fired Central Heating System / Alarm System / Beam Vacuum System
- Oak Effect PVC Fascias And Soffits
- Oak Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION Measurements are approximate

RECEPTION HALL:

Oak effect PVC double glazed door with side panels and fanlight window. Marble effect ceramic tiled floor. Storage under stairs. Feature turning staircase leading to gallery landing.

CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.

FAMILY ROOM:

13' 4" x 13' 3" (4.06m x 4.03m)

Decorative wooden and granite fireplace with open fire.

LOUNGE/KITCHEN/DINING AREA:

27' 3" x 13' 1" (8.30m x 3.98m)

Wood burning stove. Solid wood floor. Open plan to kitchen area. Double doors through to sun room.

LUXURY KITCHEN AREA:

11' 4" x 10' 4" (3.45m x 3.14m)

Range of high and low level units. Solid wood work surfaces. Frankie double bowl stainless steel sink unit with swan neck mixer tap. Centre island unit. Tiled floor. Open plan to lounge/dining area.

SUN ROOM:

13' 3" x 13' 0" (4.04m x 3.96m)

Measurements taken to widest points. Solid wood floor. Recessed spotlights. Oak effect PVC double glazed door to rear patio area and garden.

LARGE UTILITY WITH INTEGRATED APPLIANCES:

13' 3" x 13' 2" (4.05m x 4.01m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated double Belling oven and Hotpoint hob. Stainless steel extractor unit. Integrated dishwasher. Integrated washing machine. Centre island unit with bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Tiled floor. Golden Oak effect PVC double glazed door to side parking area and garden.



FIRST FLOOR

GALLERY LANDING:

Hotpress. Study area.

BEDROOM (1):

13' 4" x 13' 2" (4.06m x 4.02m)

Measurements to include built in robes with mirror doors and fitted interior.



TILED BATHROOM EN SUITE:

Corner panelled Appallo self cleaning cabin/Jacuzzi style bath with thermostatic shower and steam jets plus massager and foot spa and radio system. Vanity unit with wash hand basin and swan neck mixer tap. Bidet with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.



BEDROOM (2):

13' 1" x 9' 3" (4.00m x 2.83m)

SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. PVC panelled walls. Tiled floor.



BEDROOM (3):

12' 9" x 9' 9" (3.89m x 2.98m)

TILED BATHROOM EN SUITE:

Steps to sunken corner Jacuzzi style bath with swan neck mixer tap. Pedestal wash hand basin with swan neck mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.



BEDROOM (4):

13' 2" x 9' 8" (4.01m x 2.94m)

SHOWER ROOM EN SUITE:

Quadrant shower cubicle with Triton electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. PVC panelled walls. Tiled floor.

OUTSIDE

Extensive gardens laid in lawn. Gravelset parking area. Long private driveway. Gated entrance with double gates. Oil fired boiler. Oil storage tank. Outside taps and lights. Raised patio area.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

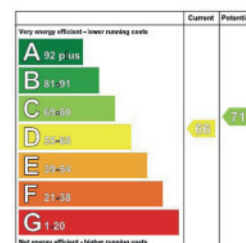
RATES PAYABLE:

For period April 2020 to March 2021 £2,010.32

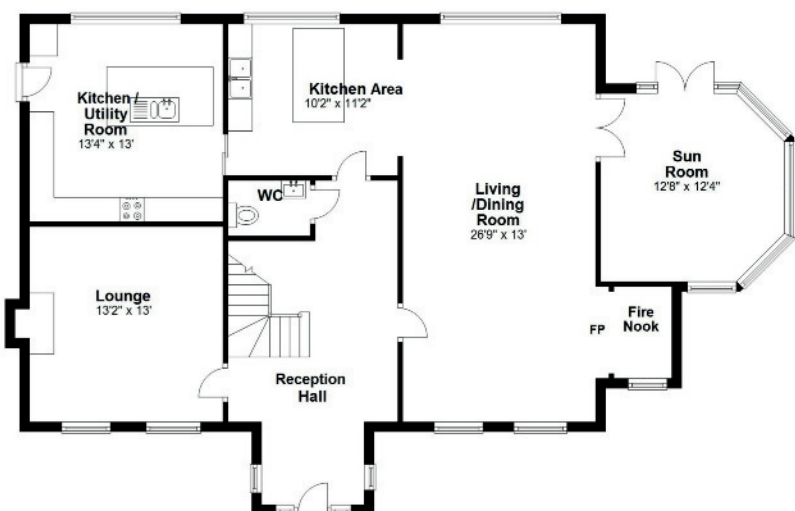
DIRECTIONS

From Upper Springfield Road, Belfast continue onto Tornagrough Road, Hannastown. Continue onto Quarterland Road. Number 30a is on the right. Alternatively, From Dundrod Road continue onto Quarterland Road. Number 30a is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Ground Floor
Approx. 1240.5 sq. feet



First Floor
Approx. 1008.5 sq. feet

