



## 63 SOLDIERSTOWN ROAD, AGHALEE, MOIRA, BT67 0ET

We are proud to introduce to the market this one of a kind detached country residence set on approximately 1.2 acres offering privacy, rural aspects and views towards the Dromara Hills and Slieve Croob.

Designed by architect, Niall Blair this truly spectacular and contemporary home has been featured in numerous magazines including Northern Women, Family Circle and Build It. In addition the property won an award for best new house design within the 1998 Build It Self Build Industry Awards.

The central focus of this fine property is the entertaining area, with family and guest accommodation areas on the wings preserving a degree of privacy. The gentle sweep of the curved roof creates a sense of enclosure, whilst the ceilings vary in height they rise to a maximum level in the open plan lounge/dining area with its cutout openings and recessed glazing giving a clever source of sunlight and shadow. All these details create splashes of light which often fall dramatically across internal walls, and which make the whole living environment feel light and relaxed.

Not only is the setting stunning but the location is convenient to Belfast International Airport and the tranquil village of Moira including the local train halt. The setting is also close to the M1 motorway making it easy for commuting to Belfast or further afield.

**PRICE: OFFERS IN THE REGION OF £399,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E52**

**REF: MK051020SR**

- A Truly Unique And Most Impressive Detached Bungalow Occupying A Spacious And Private Setting Within This Convenient Rural Location
- Superb Family Accommodation Extending To Approximately 3500 Square Feet
- Entrance Porch With Hardwood Double Entrance Doors And Tiled Floor
- Bright And Spacious Reception Hall With Glazed Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Open Plan Lounge/Dining Area With Impressive Island Polished Green Slate Fireplace With Coal Effect Gas Fire
- Separate Family Room With Open Fire
- Snug With Double Glazed Sliding Door To Rear Patio Area And Garden
- Kitchen With Integrated Double Oven And Hob / Utility Room
- Rear Hallway With Double Glazed Sliding Door To Rear Patio Area And Garden
- Four Good Sized Bedrooms (Master With Dressing Room To Include Built In Robes With Fitted Interior)
- Luxury Tiled Shower Room With Large Shower Enclosure
- Luxury Bathroom With White Suite Including Large Shower Enclosure And Free Standing Bath Tub
- Extensive Rear Garden Laid In Lawn With Large Paved Patio Area / Large Front Garden Laid In Lawn With Long Sweeping Gravel Driveway
- Attached Double Garage With Two Roller Shutter Doors
- Oil Fired Central Heating System With Condensing Type Oil Fired Boiler
- Majority Double Glazed Windows In Wooden Frames





## ACCOMMODATION

All measurements are approximate.

### ENTRANCE PORCH:

Hardwood double entrance doors. Tiled floor.

### RECEPTION HALL:

Glazed entrance door. Laminated timber floor. Cloakroom area. Spotlights.

### CLOAKROOM:

Low flush suite. Wash hand basin. Close couple low flush wc.

### OPEN PLAN LOUNGE/DINING AREA:

36' 3" x 22' 0" (11.04m x 6.70m)

Measurements taken to widest points. Feature island polished green slate fireplace with coal effect gas fire. Laminated timber floor. Glazed sliding door to family room. Glazed sliding door to rear patio area and garden. Spotlights. Velux roof window.

### FAMILY ROOM:

18' 4" x 14' 4" (5.58m x 4.37m)

Open fire.

### SNUG:

12' 4" x 11' 7" (3.77m x 3.54m)

Laminated timber floor. Spotlights. Double glazed sliding door to rear patio area and garden.

### KITCHEN WITH INTEGRATED APPLIANCES:

20' 6" x 7' 7" (6.25m x 2.30m)

Range of high and low level units. Round edge work surfaces. Integrated double oven. Integrated hob. Integrated fridge. Extractor unit in stainless steel canopy. Single drainer bowl and a half stainless steel sink unit with swan neck mixer tap. Plumbed for dishwasher. Spotlights. Part tiled walls. Feature glass brick panels.

### UTILITY ROOM:

13' 5" x 13' 4" (4.09m x 4.07m)

Measurements taken to widest points. Range of high low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Condensing type oil fired boiler. Double glazed hardwood door to side patio area. Access to attached garage. 2 Velux roof windows.



### **REAR HALLWAY:**

Double glazed sliding door to rear patio area and garden.

### **BEDROOM (1):**

**19' 1" x 14' 2" (5.81m x 4.32m)**

Measurements taken to widest points. Double glazed sliding door to rear patio area and garden. Spotlights.



### **DRESSING ROOM:**

**14' 3" x 9' 11" (4.35m x 3.02m)**

Measurements to include built in robes with fitted interior. PVC double glazed double doors to side patio area. Spotlights. Feature porthole window.



### **BEDROOM (2):**

**15' 8" x 14' 6" (4.78m x 4.42m)**

Laminated timber floor. Double glazed sliding patio door to rear patio area and garden.

### **BEDROOM (3):**

**14' 6" x 11' 8" (4.41m x 3.56m)**

Measurements taken to widest points.



### **BEDROOM (4):**

**15' 0" x 10' 0" (4.57m x 3.05m)**

Measurements taken to widest points.

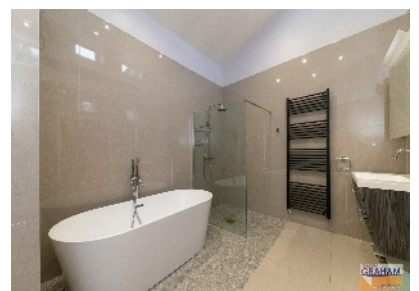
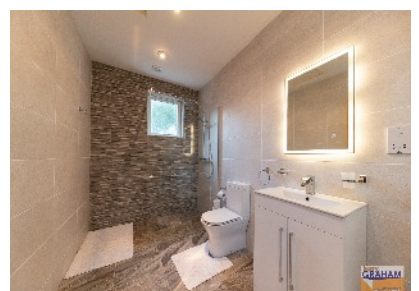


### **LUXURY TILED SHOWER ROOM:**

Large shower enclosure with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Spotlights. Tiled walls. Tiled floor.

### **LUXURY BATHROOM:**

White suite. Large shower enclosure with thermostatic shower and drencher head. Free standing bathtub with swan neck mixer tap and shower attachment. Vanity unit with wash hand basin and swan neck mixer tap. Close couple low flush wc. Heated towel rail Spotlights. Part tiled walls. Tiled floor. Hotpress.







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## OUTSIDE

Large front garden laid in lawn with mature shrubs and trees. Long sweeping gravel driveway with parking area. Extensive rear garden laid in lawn with large paved patio area. Pavior brickset patio area. Mature trees and shrubs. Outside taps and lights. Paved patio area to side. Paved area to entrance porch.

## ATTACHED DOUBLE GARAGE:

**18' 8" x 18' 6" (5.68m x 5.64m)**

Two roller shutter doors. Light and power.

## 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 £2,628.88

## DIRECTIONS

From Glenavy Road turn onto Soldierstown Road. Number 63 is on the left.

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







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## 63 Soldierstown Road

Approximate Gross Internal Area (including Garage)  
319.85 sq m / 3443 sq ft

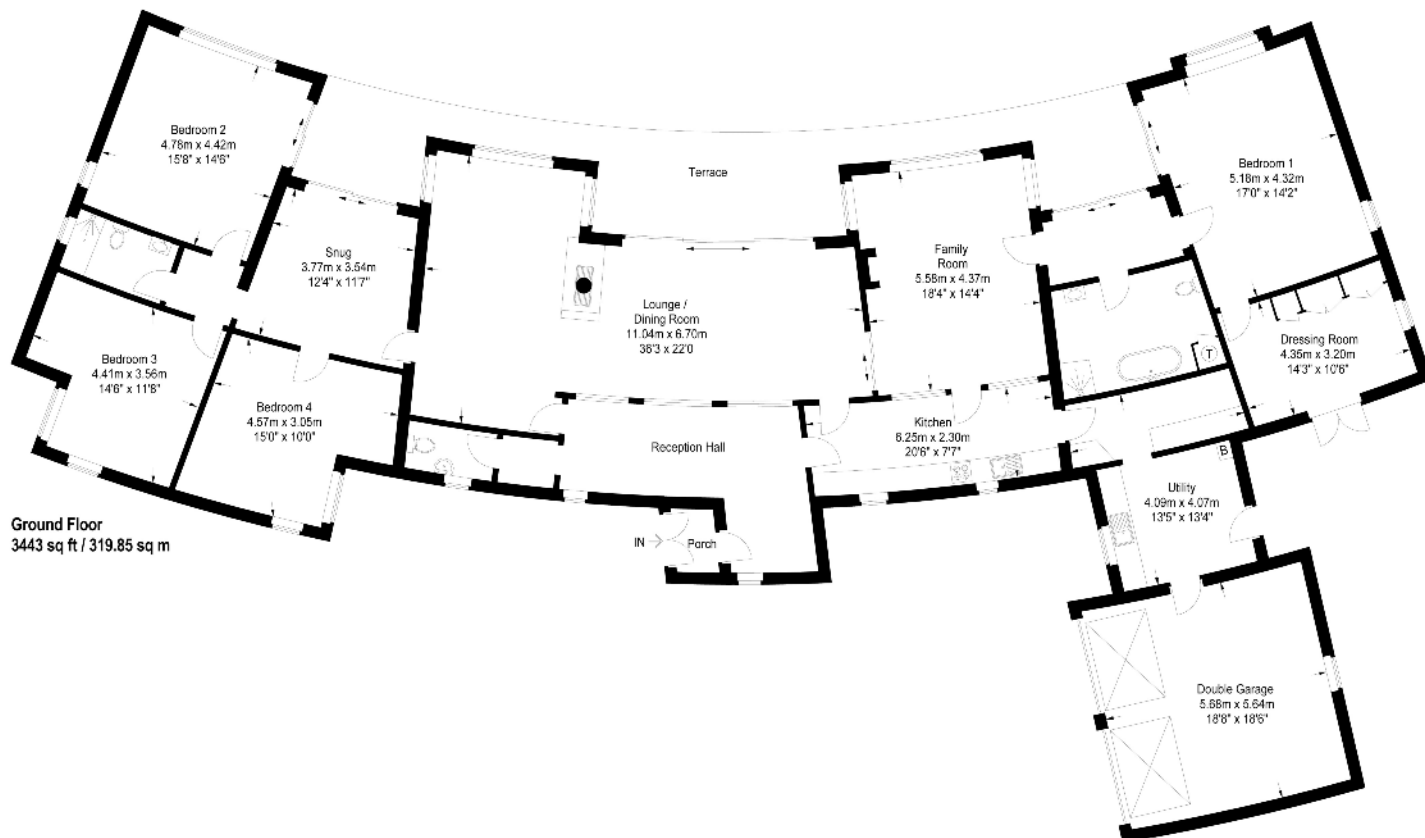
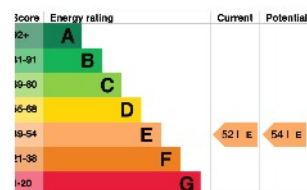


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID694526)



## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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