



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**'QUARRY BENDS'**  
294 BELFAST ROAD | Dundonald  
ASKING PRICE **£425,000**

Scan for Property Details  
and to Arrange a Viewing





**Asking Price £425,000**  
Detached property  
4 Bedrooms  
3 Receptions



## Property Features

- Exclusive Detached Family Home Circa 3000 Sq. Ft
- Traditional Design with Modern Aspect
- Beautifully Presented with Tasteful Internal Décor and Meticulously Maintained
- Large Reception Hall with Double Height Ceiling and Minstrel Style Gallery Above
- Drawing Room with Gas Coal Fire
- Large Bespoke Kitchen Open to Dining Room with Twin Arches to Garden/Family Room
- Fitted Utility Room and Ground Floor W.C.
- Large Ground Floor Bathroom with White Suite and Separate Shower Cubicle
- Ground Floor Bedroom with En Suite Shower Room
- Family Room/Playroom/Fifth Bedroom to Ground Floor
- Three Bedrooms to First Floor Including Master Suite with Large Bedroom Area Open to Dressing Room/Living Room and En Suite Shower Room
- Oak uPVC Double Glazing and Solid Oak Internal Doors
- Oil Fired Central Heating and Large Detached Matching Garage
- Ample Parking Area to Front and Loose Pebbled and Lawned Areas with Private Outlook Over Green Fields to Rear
- Convenient Location with Easy Access to the Upper Newtownards Road for City Commuting and Close to an Excellent Range of Secondary Schools

# Accommodation

## Ground Floor

Spacious Reception Hall  
 Drawing Room  
 16'4 x 14'10  
 Kitchen  
 28' x 14'10  
 Garden/Living Room  
 15'4 x 13'7  
 Utility Room  
 17'3 x 14'3  
 Ground Floor WC  
 Family Room  
 14'9 x 12'3  
 Bathroom  
 Bedroom Three  
 15'3 x 11'5  
 En Suite Shower Room  
 Walk-In Cloakroom  
 18'6 x 11'3  
 Separate WC  
 18'6 x 11'3

## First Floor

Bedroom One With En  
 Suite Shower Room  
 20'2 x 18'5  
 Living Area/Dressing  
 Room  
 15'1 x 11'9  
 Bedroom Four  
 11'8 x 8'11  
 Bedroom Two  
 23'7 x 16'9

## Outside

Detached Garage  
 21'3 x 18'5

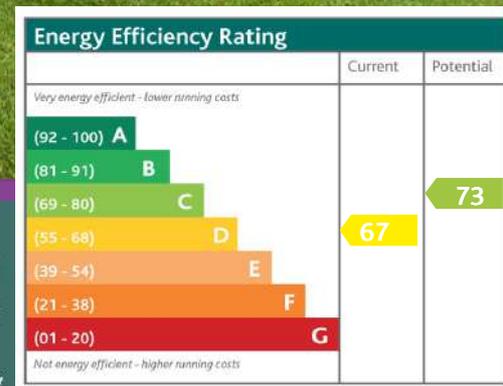
For more information  
 and photographs  
 regarding the  
 accommodation in this  
 property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



# Directions

Travelling from Dundonald along the Upper Newtownards Road turn left into Belfast Road just after the Old Mill Development on the right. No 294 is the first house on the right hand side. Coming from the Belfast Road direction, continue past the Old Mill Coffee House and No. 294 is the last house on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

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North Down / Holywood Branch  
44 High Street, Holywood, BT18 9AD  
T 028 9042 8888 F 028 9029 3434  
property@johnminnis.co.uk



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