

**RODGERS
&
BROWNE**

22 Massey Park, Off Massey Avenue
Stormont, East Belfast

offers around £550,000



THE OWNERS PERSPECTIVE...

"We have lived here for 16 years, in this time we have extended and renovated to suit our family needs. The house has been a superb family home positioned at the end of a cul de sac which has worked very well for our children and also having a larger garden than many catching the sun shine all day.

The benefit of the location has been access to Schools, Stormont Grounds and The George Best City Airport for my work"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Cherrywood kitchen



Family room



Casual living and dining area



Feature Aga

THE FACTS YOU NEED TO KNOW...

Superb Detached Family Home Located At The End Of A Quiet Cul De Sac In The Renowned Massey Park Setting

Modern Cherry Wood Kitchen With Granite Work Tops And A Feature Cream Oil Fired Aga Opening To Breakfast Area

Separate Utility Room

Drawing Room With Contemporary Gas Fireplace

Spacious Dining Room, Family Room & Study

Four Bedrooms, Guest Bedroom With Ensuite

Contemporary Bathroom Suite.

Pvc Double Glazed Windows

Extending To c. 3,350 Sq Ft

Double Attached Garage With Twin Electric Up And Over Doors

Also close to Country Park and coastal walks

Recently Installed Phoenix Gas Central Heating

Spacious Corner Site Incorporating Lawns, Mature Borders And Patio Areas.

Enclosed Driveway With Parking For 4 Cars

Close Proximity To Stormont Grounds, The George Best City Airport And Belfast City Centre



Drawing room



Drawing room



Dining room



Dining room

THE PROPERTY COMPRISES:

Ground Floor

Panelled door leading to...

ENTRANCE PORCH: Ceramic tiled floor, low voltage lighting. Access to integral garage, glazed door to...

ENTRANCE HALL: Ceramic tiled floor, low voltage lighting, staircase leading to First Floor.

CLOAKROOM: Low flush wc, pedestal wash hand basin, partly tiled walls, ceramic tiled floor, low voltage lighting, extractor fan.

DRAWING ROOM: 21' 5" x 12' 8" (6.53m x 3.86m)
Contemporary glass fronted gas fire with stone surround, pvc glazed door to patio area.

DINING ROOM: 17' 9" x 13' 0" (5.41m x 3.96m)
Solid Oak wooden floor, view of the garden.

KITCHEN: 13' 9" x 10' 5" (4.19m x 3.18m)
Range of high and low level solid Cherry wood units, under unit lighting, wine rack, cream oil fired Aga, 4-ring NEFF oven with NEFF extractor and NEFF under oven, integrated dishwasher, Franke inset sink unit with composite stone worktop, pelmet lighting, low voltage lighting, space for American fridge freezer, partly tiled walls, ceramic tiled floor. Open to...

BREAKFAST AREA: 19' 8" x 10' 5" (5.99m x 3.18m)
Ceramic tiled floor, low voltage lighting.

FAMILY ROOM: 16' 1" x 11' 8" (4.9m x 3.56m)
Solid pine floor, French doors to patio area.

UTILITY ROOM: 11' 10" x 11' 1" (3.61m x 3.38m)
Range of high and low level units, laminate worktop, space for washing machine and tumble dryer, 1 1/2 bowl sink unit with mixer tap, ceramic tiled floor, partly tiled walls, Worcester gas fired central heating boiler. Service door to rear.

STUDY: 11' 1" x 5' 11" (3.38m x 1.8m) Solid pine floor.



Bathroom

First Floor

LANDING: Light by double glazed stain glass window. Access to roofspace.

MASTER BEDROOM: 11' 10" x 11' 5" (3.61m x 3.48m)
Solid Oak wooden floor, cornice ceiling, picture rail.

GUEST BEDROOM: 12' 2" x 11' 6" (3.71m x 3.51m)
Solid oak wooden floor, picture rail.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with Mira electric shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls.

BEDROOM (3): 11' 6" x 10' 5" (3.51m x 3.18m)
Picture rail and cornice ceiling.

BEDROOM (4): 9' 11" x 7' 5" (3.02m x 2.26m)
Solid Oak wooden floor.

LUXURY BATHROOM: 8' 0" x 7' 10" (2.44m x 2.39m)
White suite comprising panelled bath with swan neck tap and mixer tap, fully enclosed shower unit with thermostatically controlled shower over drencher and telephone hand shower, 1/2 pedestal wash hand basin and mixer tap with feature floor to ceiling splash back, low flush wc, ceramic tiled floor, fully tiled walls, chrome

towel rail, low voltage lighting, airing cupboard.

Outside

ATTACHED MATCHING DOUBLE GARAGE:
26' 5" x 19' 11" (8.05m x 6.07m)
Twin electric up and over doors, light and power, sink & built-in units.

GARDENS: Extensive gardens laid in lawns and surrounded by mature borders, outside tap, outside light, outside power. Tarmac driveway to the front with border flowerbeds, parking for 4 cars.



Master bedroom



Bedroom 2



Garden



Garden view

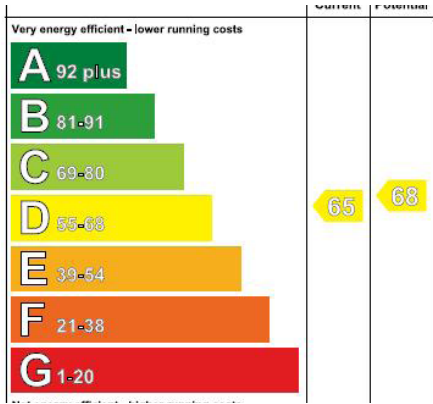
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site roddersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

TBC.

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2017/2018 is £3028.80.

VIEWING

By appointment with **RODDERS & BROWNE**.

Location

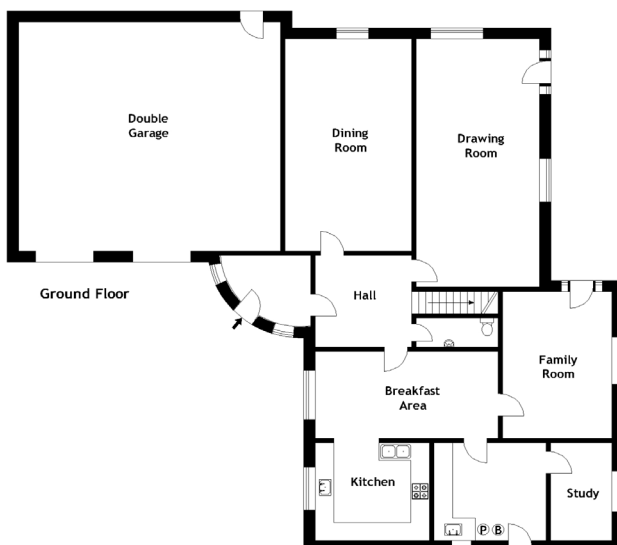
Travelling from Campbell College towards the countryside follow the Belmont Road until it turns to Massey Avenue, pass Castlehill Road on your right and Massey Park is your next left. Once On Massey Park continues to the very end and No. 22 will be in front of you.



22 Massey Park, Belfast
Approx. Gross Internal Area 3,350 Sq.Ft



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

**Sales
Lettings
Property Management**

**RODGERS
&
BROWNE**

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@roddgersandbrowne.co.uk

roddgersandbrowne.co.uk



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