



This attractive, well-presented detached family home occupies an excellent, quiet cul de sac location in a convenient location providing easy commuting distance to Belfast City Centre, Comber, Newtownards and many other arterial routes.

The property offers bright, well-proportioned, adaptable accommodation throughout. Briefly comprising three separate reception rooms, fitted kitchen with dining area and a contemporary white bathroom suite. On the first floor are four spacious bedrooms; principal with ensuite shower room. Additional features include oil fired central heating, Upvc double glazing throughout, solar panels, ample driveway parking to the front, adjoining double garage and privately enclosed rear garden with paved patio area.

With so much to offer, early viewing is recommended so as not to miss out on this excellent sale opportunity.

Offers Over
£324,950

14 Ashdene Road,
Moneyrea,
BT23 6DD

Viewing by
appointment
through agent
028 9066 3030

- Attractive Detached Family Home in Much Sought After Residential Location
- Generous Lounge with Feature Wood Burning Stove
- Good Sized Separate Bright Dining Room & Additional Living Room or Home Office
- Fitted Kitchen Overlooking Rear Garden
- Four Well Proportioned First Floor Bedrooms; Principal with Ensuite Shower Room
- White Bathroom Suite
- Floored Roofspace, Insulated with Light
- Oil Fired Central Heating/uPVC Double Glazed/ Solar Panels for Electric and Water
- Adjoining Double Garage/ Ample Driveway Parking
- Good Sized Private Lawned Rear Garden with Paved Patio and Shed
- Convenient Location; Ideal For Wide Range of Purchasers with Early Viewing Recommended



The Property Comprises:

Ground Floor

ENTRANCE PORCH: Tiled flooring. uPVC front door to . . .

HALLWAY: Feature tiled flooring.

LIVING ROOM: 17' 3" x 12' 7" (5.26m x 3.84m)

Laminate wood effect flooring, feature brick fireplace with wood burning stove, picture rail. Double doors to . . .

DINING ROOM: 12' 0" x 10' 1" (3.66m x 3.07m)

Laminate wood effect flooring.

LOUNGE: 13' 7" x 11' 7" (4.14m x 3.53m) Feature fireplace with brick surround and open fire, sliding door to patio, carpeted.

KITCHEN: 15' 1" x 9' 9" (4.6m x 2.97m) Range of high and low level units, formica work surfaces, stainless steel sink unit with mixer tap, plumbed for dishwasher, vinyl flooring, uPVC door to enclosed rear garden.

BATHROOM: 10' 7" x 7' 9" (3.23m x 2.36m) Three piece suite comprising corner bath, low flush wc, vanity unit, fully tiled walk-in shower, tongue and groove ceiling with spotlights.

First Floor

LANDING:

BEDROOM (1): 15' 4" x 9' 8" (4.67m x 2.95m)

Built-in wardrobes, carpeted.

ENSUITE SHOWER ROOM: Walk-in corner shower, low flush wc, vanity unit with wash hand basin, vinyl flooring, part tiled walls, extractor fan.

BEDROOM (2): 11' 8" x 8' 0" (3.56m x 2.44m)

Laminate wood effect flooring, built-in sliding wardrobes with mirrored doors.

BEDROOM (3): 11' 8" x 8' 0" (3.56m x 2.44m)

Laminate wood effect flooring, built-in sliding wardrobes with mirrored doors.

BEDROOM (4): 11' 9" x 11' 7" (3.58m x

3.53m) Built-in wardrobes, carpeted, access to roofspace.



Floor 3



Floor 1



Outside

ADJOINING DOUBLE GARAGE: 21' 10" x 14' 9" (6.65m x 4.5m) Up and over doors, light and power, utility area plumbed for washing machine, hardwood side door to rear garden.

Enclosed rear garden in lawn with paved patio, uPVC fascias and guttering.



Energy Rating

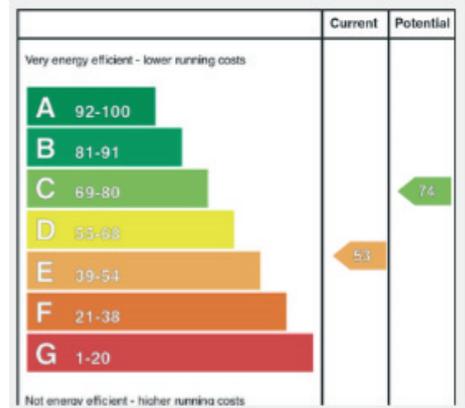
Epc Type: Domestic

Current: E53

Potential: C74

EPC Landmark Code: 0942-0218-0704-3920-5700

[Epc Certificate](#)



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