

TEMPLETON
ROBINSON



31 Ballybeen Road,
Moneyreagh,
BT23 5PZ

Asking Price
£695,000

Viewing by
appointment with
& through agent
028 90 663030





An outstanding detached family home situated in a 1.3 acre site with surrounding landscaped gardens. Conveniently situated approximately 5 miles from Forestside shopping complex, 5.7 miles from Comber town centre and 5 miles from east Belfast. The property and location will have wide ranging appeal for those prospective purchasers seeking a rural base within easy commuting distance to Belfast.

Meticulously designed and built approximately 10 years ago, the bright, well proportioned accommodation will appeal to all. The property additionally benefits from double glazed windows, gas fired central heating, a large integral double garage, heat exchange system and exceptional gardens. We can highly recommend an early appointment to view.





- Magnificent Detached Family Home in Delightful Rural Setting
 - Conveniently Positioned, Forestside 5.3 Miles, Belfast City Centre 7.5 Miles, Ballyhackamore 5.7 Miles, Comber 3.7 Miles
- Superbly Designed Interior with Bright, Well Proportioned Rooms
 - Living Room, Dining Room, Outstanding Modern Kitchen with Family Area
 - Utility Room, Cloakroom & Cloaks Storage Area
 - 4 Spacious Bedrooms, Impressive Master Bedroom with Ensuite Shower Room & Dressing Room
 - Large Family Bathroom
- Integral Double Garage with 2 Remote Controlled Roller Shutter Doors
 - uPVC Double Glazed Windows, Gas Fired Central Heating
 - Heat Exchange System
- 1.3 Acre Site with Exceptional Landscaped Gardens Including Lawns, Patios, Japanese Garden Area, Woodland Areas & Paddock Area

Telephone 028 9066 3030
www.templetonrobinson.com

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: Feature wood laminate flooring, under stairs cloaks space.

LIVING ROOM: 24' 2" x 15' 10" (7.37m x 4.83m) Feature wood laminate flooring, raised hearth with polished marble surround, glass fronted Bellfire unit, wood effect gas fire, double French doors to rear patio area. Double doors to . . .

DINING ROOM: 14' 3" x 13' 2" (4.34m x 4.01m) Feature wood laminate flooring.

MAGNIFICENT MODERN KITCHEN & FAMILY AREA: 25' 0" x 15' 2" (7.62m x 4.62m) Superb Shaker style kitchen, excellent range of high and low level units, granite work surfaces with Epoxy Resin surface, breakfast bar area, pull-out larder unit, carousel unit, recycling unit, integrated dishwasher, plumbed for American fridge freezer, Fisher Paykel range with six gas rings, two ovens, heating drawer and storage drawer, French door to rear patio area, remotely operated blinds.

REAR HALLWAY:

CLOAKROOM: Low flush wc, pedestal wash hand basin, ceramic tiled floor.

SEPARATE CLOAKS STORAGE AREA:

UTILITY ROOM: 4' 0" x 3' 6" (1.22m x 1.07m) Range of built-in units, single drainer stainless steel sink unit with mixer tap, laundry chute, ceramic tiled floor, access door to garage.

First Floor

LANDING: Walk-in airing cupboard, large open study area with range of built-in robes.

MASTER BEDROOM: 25' 9" x 20' 3" (7.85m x 6.17m) Feature polished wood laminate flooring, laundry chute.

LARGE ENSUITE SHOWER ROOM: Impressive shower area, feature fully tiled walls and floor, wash hand basin in modern vanity unit with storage underneath additional vanity/storage unit,

EXCELLENT WALK-IN DRESSING AREA/WARDROBE: Built-in clothes hanging area.

BEDROOM (2): 15' 5" x 13' 6" (4.7m x 4.11m)

BEDROOM (3): 14' 3" x 13' 0" (4.34m x 3.96m)

BEDROOM (4): 15' 0" x 11' 0" (4.57m x 3.35m)

MAGNIFICENT FAMILY BATHROOM: Free standing bath with mixer tap, low flush wc, shower cubicle with thermostatically controlled shower unit.















Outside

1.3 acre site with exceptional landscaped gardens, remotely operated electric entrance gates, large driveway and parking to front and side of the property in Donegal stone chippings, woodland areas, a number of charming patio areas, Japense garden and professionally maintained lawn and paddock area, three outside taps and outside socket in patio area.



Location:

Moneyreagh Road towards Ballygowan at Finlay's Fuels, turn left into Ballycreeley Road then next left into Ballybeen Road.

Coming from Comber turn right onto Hillsborough Road then take the first left onto the Ballycreeley Road and Ballybeen Road is the only road on the right hand side.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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Energy Rating

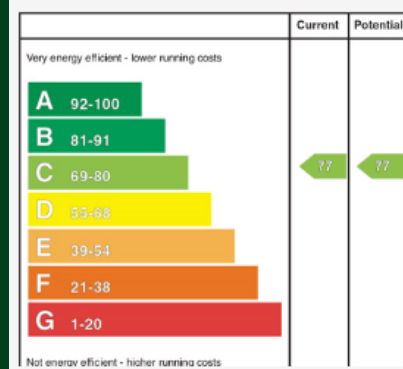
Epc Type: Domestic

Current: C77

Potential: C77

EPC Landmark Code: 9317-0032-6350-6884-5902

[Epc Certificate](#)



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