

12A SCHOOL ROAD, Crossnacreevy Belfast BT5 7UA

- New Build Detached Home c3000 sq ft Set On Approximately 1 Acre
- Only 10 Minutes Drive From Lesley Forestside & An Easy Commute To Belfast
- Four Double Bedrooms Principle With En-Suite
- Three Receptions
- Fantastic Kitchen/Dining/Living With Hidden Pantry
- Downstairs W/C / Utility & Boot Room
- Gas Heating/Double Glazed/Solar PV & Mechanical Ventilation & Heat Recovery System
- Detached Garage
- Sweeping Driveway To Property
- Fantastic Gardens & Views Over Surrounding Countryside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Asking Price £850,000

12a School Road, Ballygowan Road

Crossnacreevy, Belfast, BT5 7UA



The Accommodation Comprises

Reception Hall

Downstairs w/c

Kitchen / Dining / Living

High quality units with a contemporary finish
Quooker instant boiling water tap
Soft close doors and drawers
Large Island unit
High quality integrated appliances to include eye-level double oven, dishwasher, fridge/freezer, induction hob
Hidden pantry with automatic LED lighting.

Hidden Walk-in Pantry

Snug

Home Office

Utility Room

High quality units with choice of doors and finishes

Boot Room

First Floor

Principle Bedroom

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom Suite

Modern sanitary ware and fittings
Dual drench shower fittings to include overhead rain fitting and hand shower.
Thermostatically controlled shower
Bespoke wall mounted vanity unit
Heated towel rail

Linen Cupboard

MVHR (mechanical ventilation & heat recovery)

Storage Cupboard

Outside

Rear external double socket
Front and Rear Lighting
Outside water tap fitted
Tarmac driveway
Paved patio area to the rear
Lawn sown out

Safety & Security Spec

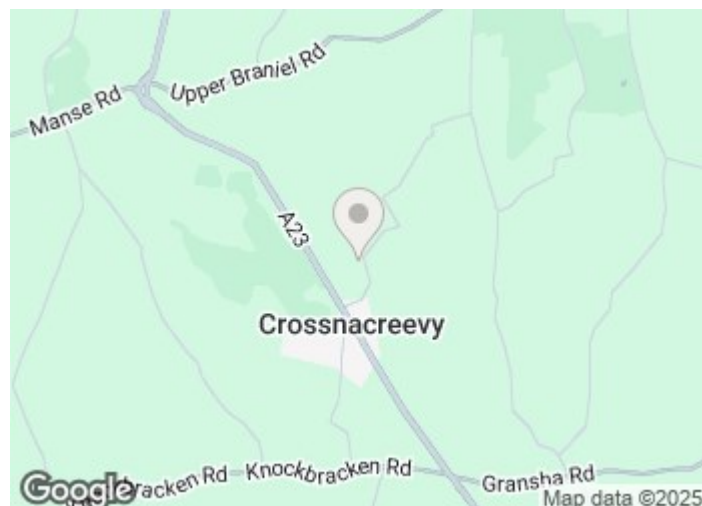
The Specification

GENERAL

Timberframe construction offers exceptional performance through well insulated and highly airtight design
Estimated EPC: Category A
Solar PV
Mechanical Ventilation and Heat Recovery
uPVC double glazed windows with low-e energy argon filled gas
Highly efficient gas fired boiler
Choice of high quality flooring

Painted Throughout

Six inch skirting and three inch architrave (appx)
All skirting and architrave's painted
All internal walls and ceilings painted
High quality, solid panelled doors painted
Choice of quality door furniture



Directions



A PLACE TO UNWIND.

An open-plan kitchen, living, and dining area flows effortlessly into the outdoors, with double sliding doors opening onto 1.1 acres of serene countryside.



3000 SQ-FT

4 BED

OPEN PLAN LIVING

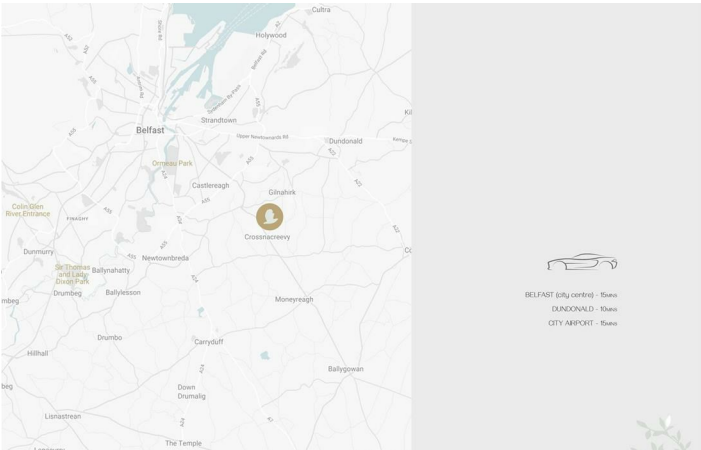
1.1 ACRES

A Perfect Location.

This charming new-build home is set on 1.1 acres of picturesque Northern Irish countryside.

Tucked away on the quiet and peaceful School Road, the property enjoys direct access to Belfast via the nearby A23 (Ballygowan Road.) With excellent road and public transport links, school runs and city shopping are remarkably convenient.

A truly rare opportunity, this home offers the perfect blend of rural tranquility and urban accessibility.



BELFAST (city center) - 5mins
DUNDONALD - 5mins
CITY AIRPORT - 5mins

Floor plan
3,000 sq. ft.

- 1. Hall 6.9m x 4.5m max
- 2. Bedroom 3.8m x 3.7m
- 3. Living 5.8m x 3.2m
- 4. Hall 5.4m x 3.2m
- 5. Kitchen 6.8m x 3.5m
- 6. Dining 3.2m x 3.5m
- 7. Living 4.7m x 3.5m
- 8. Bedroom 4.8m x 3.5m
- 9. Dining 4.8m x 4.8m
- 10. Kitchen 2.1m x 3.2m



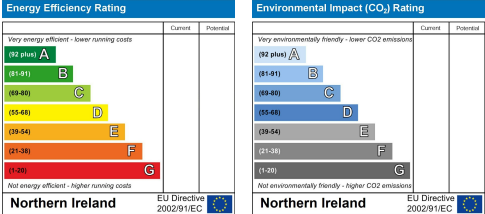
- 11. Principal Bedroom 5.5m x 4.8m
- 12. Bedroom 3.2m x 3.7m
- 13. Bedroom 4.2m x 3.2m
- 14. Bedroom 3.8m x 3.2m
- 15. Bedroom 3.8m x 3.2m
- 16. Bathroom 4.8m x 2.5m
- 17. Living 2.1m x 3.2m
- 18. Kitchen 2.1m x 3.2m
- 19. Dining 1.8m x 3.2m



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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