

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



QUARRY MANOR 9 MIDDLE BRANIEL ROAD,  
BELFAST, BT5 7TU

OFFERS OVER £899,950



A superb luxury family home, extending to over 4000 sq ft, and having been mostly re-built from the ground level up, 'Quarry Manor' is the first of three exclusive high specification homes on the scenic Middle Braniel Road, sitting on the edge of East Belfast, in a rural setting, overlooking Belfast harbour.

The ground floor comprises generous entrance foyer with solid Oak wood staircase as feature backdrop, double doors to superb lounge with views, open plan living to rear with two sets of sliding patio doors to balcony, enjoying superb views over lower deck garden area, and stunning illuminated cliff face. Dining area leading to luxury kitchen, fitted floor to ceiling bespoke handleless units, integrated 'Neff' appliances, and waterfall feature Quartz worktop island. The ground floor also includes one of the five bedrooms with luxury en-suite shower room, and separate cloak room with toilet suite.

The first floor comprises four double bedrooms, with principal bedroom and bedroom two, both including dressing areas and luxury en-suite shower rooms with wet areas. Luxury family bathroom with freestanding feature bath, built-in shower area, and his and her vanity units, all finished in a beautiful porcelain tile. The lower ground floor enjoys it's own separate entrance at the side, and also benefits from the feature staircase leading down from the main entrance hall to what would be a superb self-contained apartment, or alternatively, a games room with bar area, cinema room, gym with sauna, including a separate utility which can easily transform into a kitchen.

Finished to an exceptionally high level by the developer, this deceptively spacious detached home offers beautifully presented accommodation, with many features that can only truly be appreciated on viewing. Located within walking distance to Gilnahirk, benefiting from a variety of local amenities, this superb home really has everything from convenience to unrivalled views across Belfast city.



# Key Features

- Stunning Luxury Detached Family Home Extending Over 4000 Sq Ft
- Luxury Bespoke Kitchen With Quartz Worktops And Top Of The Range Neff Appliances
- Four Zone Internet Enabled Hive Heating System With Smart Phone App
- Seven Solar Panels With Option To Upgrade To Battery Storage
- Extensive Open Plan Living Accommodation With Full Length Balcony
- Gas Central Heating With Two Bosch Boilers & Triple Glazed Windows And Doors
- Alarm System And Wired For CCTV, External Lights And Gates
- Ideally Located And Offering Unrivalled Views Over Belfast



## Accommodation Comprises

### Ground Floor

#### Entrance Hall

Porcelain tiled flooring, 2 x wall mounted radiators, recessed spotlighting. Double doors to lounge.

#### Cloakroom

White suite comprising vanity unit with mixer tap, tiled splashback and low flush WC. Chrome feature radiator. Porcelain tiled flooring with skirting, recessed spotlighting.

#### Lounge

18'1 x 17'2

2 x wall mounted radiators. Recessed spotlighting. Views over Belfast.

#### Living Room

16'8 x 12'0

Wall mounted radiator, porcelain tiled flooring. Recessed spotlighting. TV points. Large sliding patio doors to balcony. Open to:

#### Open Plan Kitchen/Dining

28'5 x 14'1

New luxury floor to ceiling range of units including Quartz worktops with 'Neff' ceramic hob, Quartz upstand, full width mirror and integrated extractor. Built-in 'Neff' oven and microwave oven with heating drawer. Integrated full length fridge and full length freezer. Built-in coffee bar station, cupboard with illuminated glass shelving and Quartz worktop. Large feature island with waterfall Quartz worktop including single drainer and inset 'Franke' double stainless steel sink unit and Quooker tap. Integrated dishwasher, integrated pull-out bins, built-in wine fridge, drop down feature lights over island, wall mounted radiators, porcelain tiled flooring, recessed spotlighting. Second large sliding patio doors to balcony. Open to dining area.

#### Guest Room

11'7 x 11'2

Wall mounted radiator. Recessed spotlighting.

#### En-Suite Shower Room

Luxury new white suite, large walk-in shower cubicle with built-in rainfall shower and handheld shower, tiled walls, sliding shower doors, vanity unit with mixer tap, tiled splashback, low flush WC, chrome feature radiator, porcelain tiled flooring with skirting, recessed spotlighting, extractor fan.

### First Floor

#### Landing

Recessed spotlighting and feature lighting, 3 x velux windows, wall mounted radiator.

#### Bedroom 1

16'0 x 12'5

(at widest) Wall mounted radiator, double doors with glass, recessed spotlighting.

#### Dressing Area

11'4 x 4'7

(average) Recessed spotlighting.

#### En-suite Shower Room

Luxury new white suite comprising large walk-in shower area with built-in rainfall shower and handheld shower, tiled walls, shower screen, vanity unit with mixer tap, tiled splashback, low flush WC, chrome feature radiator, porcelain tiled flooring with skirting, recessed spotlighting, extractor fan.

#### Bedroom 2

16'0 x 13'7

(at widest point) Wall mounted radiator, recessed spotlighting, double doors with glass.

#### Dressing Room

6'3 x 3'9

(average) Recessed spotlighting.

#### En-suite Shower Room

Luxury new white suite comprising large walk-in shower area with built-in rainfall shower and handheld shower, tiled walls, shower screen, vanity unit with mixer tap, tiled splashback, low flush WC, chrome feature radiator, porcelain tiled flooring with skirting, recessed spotlighting, extractor fan.

#### Bedroom 3

16'0 x 13'7

(at widest point) Wall mounted radiator. Recessed spotlighting. Double doors with glass.

#### Bedroom 4

16'3 x 16'2

(at widest point) Wall mounted radiator. Recessed spotlighting. Double doors with glass.

#### Bathroom

Luxury white suite comprising freestanding bath with mixer tap and telephone shower, large built-in shower area with built-in rainfall shower and handheld shower, tiled walls, shower screen, 2 x vanity units with mixer taps, low flush WC, 2 x chrome feature radiators, part tiled walls, porcelain tiled flooring with skirting, recessed spotlighting, extractor fan.

### Solid Oak Staircase or Side Door to:

#### Lower Ground Floor

Side door to outside.

#### Entrance Hall

Porcelain tiled flooring, recessed spotlighting, wall mounted radiator.

#### Games Room/Lounge

25'1 x 15'3

(at widest point) 3 x wall mounted radiators, porcelain tiled flooring, large sliding patio doors to garden.

#### Cinema Room/Utility

15'3 x 11'3

#### Utility Room

11'3 x 7'6

Luxury new range of high and low level units, Quartz effect work surfaces, inset stainless steel sink unit with mixer tap, cupboard with 2 x gas fired boiler, plumbed for washing machine, space for dryer, porcelain tiled flooring, wall mounted radiator, recessed spotlighting, extractor fan, walk-in comms room.

#### Bedroom/Gym

13'3 x 3'0

(at widest point)

#### Dressing Room/Potential Sauna

Recessed spotlighting, extractor fan.

#### Shower Room

Luxury white suite comprising walk-in shower cubicle with built-in rainfall shower and handheld shower, tiled walls, sliding shower doors, vanity unit with mixer tap and tiled splashback, low flush WC, chrome radiator, porcelain tiled flooring with skirting, recessed spotlighting, extractor fan.

#### Outside

Generous driveway to front finished with a decorative stone, with raised flowerbeds and a growing hedge, and extending to the side. The side leads to a paved area and access to lower ground floor accommodation/games rooms. The rear garden includes paved area off games room on lower ground floor living room and leads to a good size recently seeded lawn with raised flowerbeds and stone cliff face with feature lighting. Outside lighting. Calor propane gas tank and boundary fence.

#### DISCLAIMER

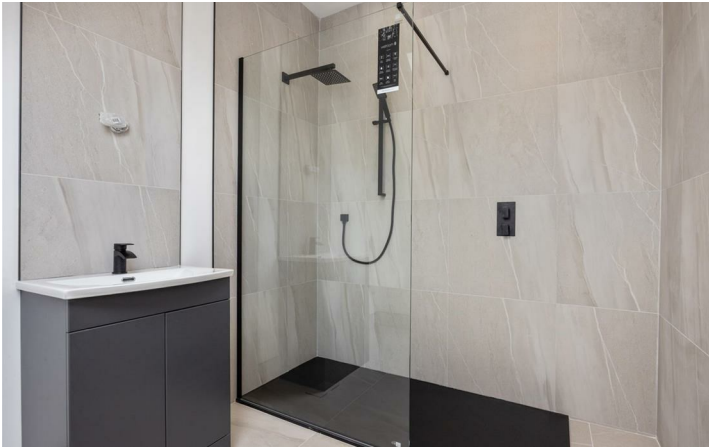
Please note CGI imaging has been used to add virtual furniture and grass to outline the potential this property offers.





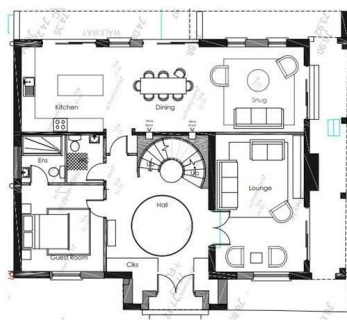




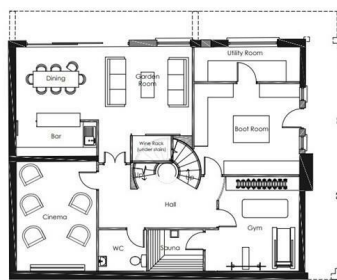




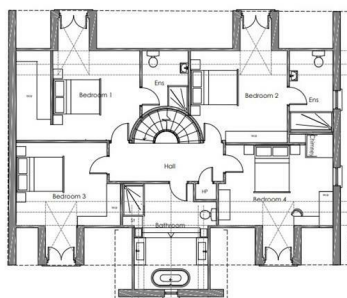




**GROUND FLOOR**



**PROPOSED LOWER GROUND FLOOR**



**FIRST FLOOR**



**ANNEX**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	75	75
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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