



Michael Chandler

Attractive double fronted detached property in a small residential development of only 8 houses on the edge of Moneyreagh  
Entrance hall with wood effect tiled floor and feature staircase lighting  
Lounge with a feature fireplace and open grate fire

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Large open plan kitchen/dining/family room over 30ft long  
 Modern kitchen with granite work tops, feature centre island, Quooker tap and high end appliances  
 Family area with a wood burning stove and feature vaulted ceiling  
 Utility room with superb storage and a guest wc  
 Four well proportioned bedrooms - master with feature wall panelling and an en suite  
 Family bathroom with a separate shower cubicle  
 Large floored roofspace accessed via a Slingsby ladder  
 Double glazed Sash style windows.  
 Integrated sound system to both the lounge and family room  
 Concrete floors upstairs to help with noise reduction  
 Under floor heating to ground floor (oil fired central heating)  
 Air recirculation system/ Pressurised water system  
 Recently installed garden room currently used as a home gym/office  
 Private landscaped garden to rear laid in Tobermore paving stones, grass and trees  
 Tarmac driveway leading to a detached garage  
 Within 10 minutes drive to East Belfast and 20 minutes to Belfast City Centre  
 5 minute walk to Post Office, Auld House pub, local primary school and play park



Situated in a small exclusive development of only 8 houses, is this attractive double fronted detached home. Built approximately 6 years ago the property sits on a spacious site and the current owners have added quite a few extras over and above what was an excellent specification already, to create a wonderful family home. Some features of this property include Sash style windows, solid concrete floors on both levels cutting down on noise, under floor heating to the ground floor, an integrated sound system to the lounge and kitchen areas, granite work tops, a Quooker hot water tap in the kitchen and a recently built garden room that is currently being used as a gym to name but a few.

Inside the property comprises a spacious entrance hall with a wood effect tiled floor, a bright and spacious lounge with a Sandstone fireplace, a modern fitted kitchen with a range of high end integrated appliances including a "Smeg" seven ring gas hob, feature mantel with built in extractor, a feature centre island/ breakfast bar housing a built in microwave and granite work tops throughout. The kitchen flows into a dining area with a bay window and in turn to a family area with a large vaulted ceiling. Downstairs is completed by a useful utility room with plumbing for white goods and a guest wc located off the entrance hall. Upstairs offers a gallery style landing, four well proportioned bedrooms, master with a feature panelled wall and en suite shower room and an additional family bathroom with a separate shower cubicle. There is also a large roofspace which is accessed via a Slingsby ladder.

Externally, the property is very private at the rear and has been landscaped to offer two Tobermore Brick patio areas, a good sized lawn with space for a kids play area and a recently installed garden room which is currently set up as a home gym/office. One side of the garden is laid in lawns and a mature hedge and to the other a tarmac driveway leading to a detached garage.



Asking Price £395,000



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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